

**Notes:**

- (1) The basis of bearing is the recorded plat.
- (2) This Survey correctly shows the location of easements, restrictions, and building set backs of records as listed in Old Republic Title Company's, Schedule B, GF No. 1400728, Commitment issued on April 8, 2014.
- (3) The street address of the subject property is 11455 Lake Oaks Drive, Montgomery, Texas 77356.
- (4) There is a strip of land dedicated for drainage purposes being a minimum of 15 feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses in said subdivision as per the dedication page of the said recorded plat.
- (5) Property subject to aerial easements as outlined on the dedication page of the said recorded plat.
- (6) Property subject to a 5 foot Entergy easement, being 2-1/2 feet wide on each side of underground electrical service lines, extending from the surface of the ground downward as per CF No. 2002-103569, R.P.R.M.C.
- (7) Property may be subject to an undefined Storm Water Drainage Easement recorded in CF No. 2000-009227, R.P.R.M.C.

LOT 3, BLOCK 2  
GRAND HARBOR  
SECTION 7  
CAB. U, PG. 199,  
M.R.M.C.

8' U.E.  
CAB. U, SHT. 199  
M.R.M.C.

(N 84°25'08" W 162.23')  
(N 84°30'16" W 161.97')

LOT 18  
(N 07°19'47" E 288.73')  
(N 07°19'52" E 288.73')

66.37'  
(N 19°37'31" E 66.25')  
(N 19°45'18" E 66.25')

**LOT 17  
BLOCK 2**

**LEGEND:**

RECORD DATA	(*****)
FOUND 3/8" IRON ROD	●
BUILDING LINE	B.L.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
WOOD FENCE	— · — · — ·
TELEPHONE BOX	⊙
CABLE TV BOX	⊗
ELECTRIC BOX	⊕



Scale: 1" = 40'

Found 3/8" Iron Rod which bears  
N 16°34'25" W, 0.64 feet

(N 82°40'13" W 147.76')  
(N 82°40'13" W 147.83')

BEARING BASIS  
N 82°40'13" W  
299.89'  
(300.00')

**LAKE OAKS DRIVE (60' PRIVATE R.O.W.)**

Handwritten signature and date: 4/21/14



Handwritten signature of Steven E. Laughlin  
Steven E. Laughlin  
R.P.L.S. # 5178

Being Lot Seventeen (17), Block Two (2), of GRAND HARBOR, Section Five (5), a subdivision of 81.840 acres of land situated in the Owen Shannon Survey, Abstract No. 36, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet S, Sheet 101, of the Map Records of Montgomery County, Texas.

TO SPRING CREEK HOMES, INC. AND OLD REPUBLIC TITLE COMPANY, EXCLUSIVELY, I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION III SURVEY. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL IMPRESSED SEAL OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGEMENT" OF THE COPYRIGHT.

© 2014 **LAUGHLIN SURVEYING**

412 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS 77301  
PHONE: (936)788-2244 FAX: (936)788-2240

DATE: April 16, 2014

JOB # 14-100

Old Republic Title Company - GF No. 1400728