

Page 1 of 2 in order 176764
File number: 2769523-02944

Completed: 6/2/2023
Surveyed: 6/2/2023

Lender: GUARANTEED RATE AFFINITY, LLC

Buyer:

Seller:

COMMUNITY NUMBER: 48339C

PANEL: 0725 SUFFIX: G

INDEX DATE: 08/18/14

F.I.R.M DATE: 08-18-14

ZONE: XS

Premises: 27414 BUENA WAY, SPRING, TEXAS 77386 MONTGOMERY

Description of encroachments, violations or other points of interest at the time of the inspection:

NONE VISIBLE



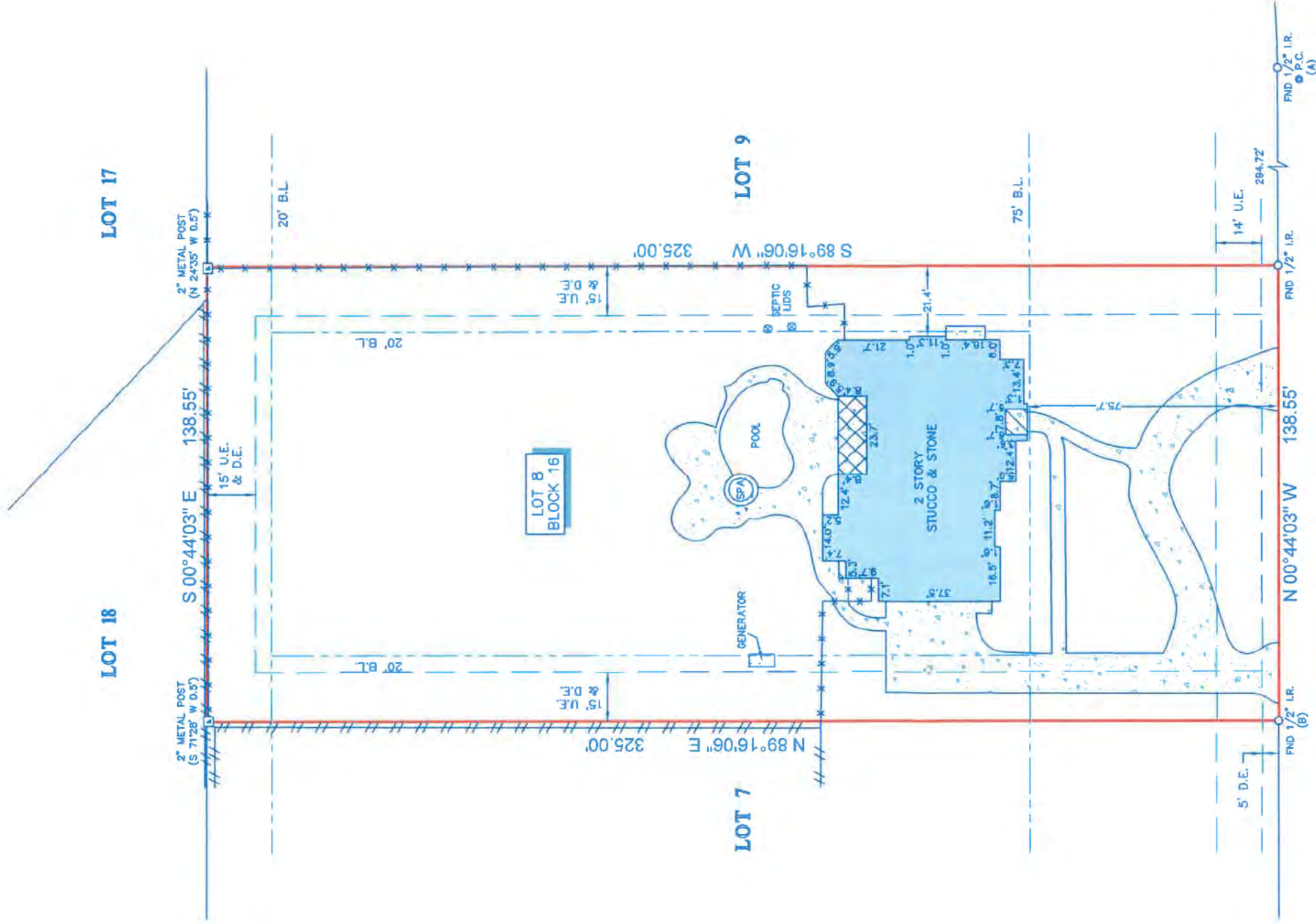
CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY, GUARANTEED RATE AFFINITY, LLC

LEGAL DESCRIPTION: LOT 8, BLOCK 16, BENDERS LANDING 02, BOOK , PAGE , PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

TRUELINE TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUELINE TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER, UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.

SCALE 1" = 40'



BUENA WAY
(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) HEREIN, FIELD OR INSTRUMENTATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
2. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO TRUELINE TECHNOLOGIES AND THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 9, 2023, UNDER G.F. NO. 2768523-02944.

LEGEND

	CONCRETE		FENCE		WOOD
	COVERED AREA		BUILDING LINE		METAL
	2ND FLOOR BALCONY		UTILITY EASEMENT		DRAINAGE
			EASEMENT		

LEGAL DESCRIPTION: LOT 8, BLOCK 16, BENDERS LANDING, SECTION 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET R, SHEET(S) 142-149, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: STEVEN BRODERICK LUNDEEN AND JENNIFER KAY DRISCOLL



SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 1, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS SURVEYING BOARD. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
R.S.# 4148



Texas American
TITLE COMPANY

Survey 1, Inc.
Your Land Survey Company

	TECH: LT	DATE: 6-2-23
FIELD CREW: MW	FINAL CHECK: EF	JOB#: 6-124211-23
DRAFTER: LG3		

ADDRESS: 27414 BUENA WAY

TITLE COMPANY:

G.F. #: 2768523-02944
ISSUE DATE: MAY 9, 2023
www.survey1inc.com
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Firm Registration No. 100759-00
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