# 135 Wood Fern Drive

Lot 155, Block 6, Cypress Lakes Unit 11, a Subdivision in Liberty County, Texas, according to the map or plat thereof recorded in Volume 6, Page 133, of the Map and/or Plat Records of Liberty





### LEGEND

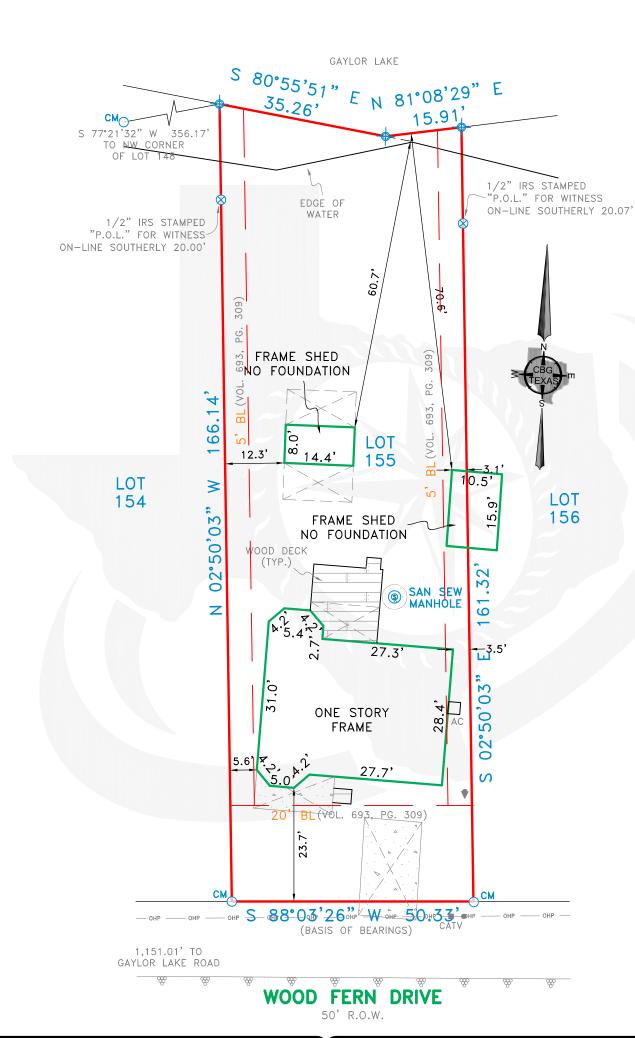
- O 1/2" ROD FOUND ⊗ 1/2" ROD SET
- ☐ 1" PIPE FOUND
- **♦ 5/8" ROD FOUND**
- POINT FOR CORNER FENCE POST FOR CORNER

- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC  $\triangle \begin{tabular}{ll} {\tt OVERHEAD}\\ {\tt ELECTRIC} \end{tabular}$
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SANITARY SSE SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UTILITY EASEMENT
- OVERHEAD ELECTRIC
  POWER
- OFS-OVERHEAD ELECTRIC SERVICE
- -0-
- CHAIN LINK
- WOOD FENCE 0.5'
  WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- 🗆 -DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL

CONCRETE COVERED AREA BRICK 

STONE





## **EXCEPTIONS:**

Date:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN

VOL. 6, PG. 133, VOL. 693, PG. 309, VOL. 695, PG. 884, VOL. 960, PG. 849, C.C.'S F.NO(S). 2010013162, 2011009960, 2012002559, 2012012967, 2015017714, 2017012634, 2017013448, 2018007424, 2019011669, 2019033614, 2021031444 & 2022030763

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE

ABOVE DESCRIBED PROPERTY

VOL. 159, PG. 379, VOL. 200, PG. 513, VOL. 339, PG. 521, VOL. 342, PG. 24,

VOL. 499, PGS. 534 & 538 & VOL. 640, PG. 402

Purchaser

NOTE: THERE IS APPARENT ENCROACHMENT OF STRUCTURE OVER BUILD LINE. NOTE: THERE IS APPARENT ENCROACHMENT OF STRUCTURE OVER BOUNDARY.

Accepted by:

Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48291C0200D, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Superior Abstract & Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SRG

Date: 12/27/2022

GF No.:

KD-007603-2 Job No. 2222382



419 Century Plaza Dr., Ste. 210 Houston, TX 77073 P 281.443.9288 F 281.443.9224 Firm No. 10194280 www.cbgtxllc.com

