



SURVEY OF
LOT 70, BLOCK 4
REPUBLIC GRAND RANCH

LOCATED IN THE J.M. DE LA GARZA SURVEY, ABSTRACT NO. A-15
 BASED ON THE PLAT THEREOF RECORDED IN
 VOLUME/CABINET Z PAGE / SHEET 6889 OF
 THE MAP RECORDS MONTGOMERY COUNTY, TEXAS
 REF: _____ G. F. _____ DATE: JAN. 25, 2022

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

Steven E. Laughlin
 STEVEN E. LAUGHLIN R.P.L.S. # 5178

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CABINET "Z", SHEET 6889, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN

LINE & SYMBOL LEGEND
1) IRF= IRON ROD FOUND
2) IRS= IRON ROD SET, CAPPED "SURVTECH"
3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
5) BL= BUILDING LINE
6) UE= UTILITY EASEMENT
7) DE= DRAINAGE EASEMENT



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THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED. TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED

