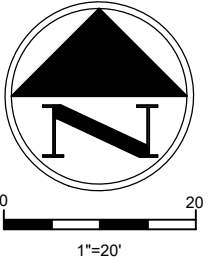


LEGEND

- BF BOARD FENCE
- B.L. BUILDING LINE
- CLF CHAIN LINK FENCE
- CM CONTROLLING MONUMENT
- FND. FOUND
- HWF HOG WIRE FENCE
- I. IRON
- M.C.C.F. NO. MONTGOMERY COUNTY CLERK'S FILE NUMBER
- M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
- PP POWER POLE
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT



I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY. FIELDWORK WAS COMPLETED ON JANUARY 4, 2024.

DATE OF SURVEY: JANUARY 5, 2025.



Sean Conley
 SEAN CONLEY RPLS NO. 6739
 SEAN@CONLEYLAND.COM

NOTES

1. BEARING ORIENTATION IS BASED THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY UNINCORPORATED AREAS, MAP NUMBER 48201C0225G, DATED EFFECTIVE 08/18/2014.
4. THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 23-2440-RM DATED EFFECTIVE DECEMBER 18, 2023 AND ISSUED JANUARY 2, 2024. SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT, THAT AFFECT THE SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. SURVEYED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED UNDER M.C.C.F. NOS. 8208267, 2000-046830, 2010-103824, 2012-038527, 2012-038528, 2012-038529, 2012-038530, 2013-033035, 2018-083141, 2018-091180, 2019-049063, 2019-049064, 2019-049065, 2019-049066, 2020-016631, 2021-026472, 2021-115363, 2022-000148, 2022-065392, 2022-133293, 2022-148142, 2023-060263, 2023-085601 AND 2023-098924 AND AS IMPOSED BY PLAT RECORDED UNDER CABINET C, SHEETS 181A-182A OF THE M.C.M.R.
7. NO EASEMENT DEDICATION IS SHOWN ON PLAT RECORDED UNDER CABINET C, SHEET 181A-182A M.C.M.R. WITHIN THE LIMITS OF SURVEYED PROPERTY, HOWEVER, PER INSTRUMENT RECORDED UNDER M.C.C.F. NO. 8208267 SURVEYED PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT ALONG THE REAR LOT LINE IN WHICH CONTAINS A POWER POLE AND OVERHEAD ELECTRIC AS SHOWN HEREON. THE 5' AERIAL EASEMENT MAY OR MAY NOT BE INTENDED TO ADJOIN THE SOUTH SIDE OF SAID 10' UTILITY EASEMENT ALONG REAR LINE OF SURVEYED PROPERTY.
8. NO NATURAL DRAINAGE WAS OBSERVED WITHIN LIMITS SURVEYED PROPERTY.

SCHEDULE B NOTES

FILE NO. 23-2440-RM
ITEM 10

- A) NOT SURVEY RELATED
- B) AFFECTS SURVEYED PROPERTY, SHOWN HEREON
- C) AFFECTS SURVEYED PROPERTY, SHOWN HEREON
- D) AFFECTS SURVEYED PROPERTY, BLANKET, SEE NOTE 7.
- ITEMS E) - P) ARE NOT SURVEY RELATED.
- Q) BLANKET, SEE NOTE 8.

LEGAL DESCRIPTION

LOT 74, IN BLOCK 11, OF WALNUT COVE, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 181 A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

9893 ARBOR OAK, WILLIS, TX 77318

LAND TITLE SURVEY OF
0.0612 ACRE OF LAND
 LOT 74, BLOCK 11
 OF WALNUT COVE SECTION ONE
 SITUATED IN THE
 WILLIAM WEIR SURVEY, ABSTRACT 42
 MONTGOMERY COUNTY, TEXAS

CONLEY LAND SERVICES, LLC

11003 BUTTONWOOD CREEK TRAIL
 TOMBALL, TX 77375
 TEL. (832) 729-4997
 CONLEYLAND.COM
 TBPELS FIRM NO. 10194732

SCALE: 1"=20'

JOB NO. 24.001

DATE: JANUARY 5, 2024