

PLAT SHOWING
 STANDARD CATEGORY 1A CONDITION 3
 SUBURBAN STANDARD BOUNDARY TITLE SURVEY OF
 LOT 311 | BLOCK 19

OUT OF AND A PART OF
 SHENANDOAH VALLEY SUBDIVISION SECTION V (5)

SITUATED IN THE
 MONTGOMERY COUNTY SCHOOL LAND SURVEY
 TRACT No. 6, ABSTRACT 350
 SHENANDOAH, MONTGOMERY COUNTY, TEXAS

Recorded in Cabinet A, Sheet 114B Montgomery County Map Records (MCMR)
 C.F. No. 319892 Official Public Records Montgomery County, Texas (OPRMCT)
 Montgomery County School Land Survey, A-350 [Patent No. 271, Patent Vol. 12]

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 PROPOSED BORROWER: JAMES E. BAINE
 PROPOSED INSURED: JAMES E. BAINE
 PROJECT: Lot 311 1919 Shenandoah VV Boundary Plat/Dwg
 SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION OF THE PROPERTY SHOWN HEREON. THERE WERE NO ABOVEGROUND VISIBLE ENCROACHMENTS OBSERVED AT THE TIME OF THIS SURVEY. I AS SURVEYOR HEREOF AND THAT THIS PLAN CORRECTLY REPRESENTS THE TRUE AND CORRECT POSITION OF THE SURVEYED PROPERTY. MY KNOWLEDGE AND BELIEF AND THAT THE SERVICE PROVIDED HEREON IS IN ACCORDANCE WITH THE RULES OF PROFESSIONAL ENGINEERS & LAND SURVEYORS AND THAT THIS DOCUMENT COMPLES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 SUBURBAN BOUNDARY TITLE SURVEY.

Steven Ray Estes
 STEVEN RAY ESTES, Registered Professional Land Surveyor
 Texas Registration Number 5631
 April 7, 2024

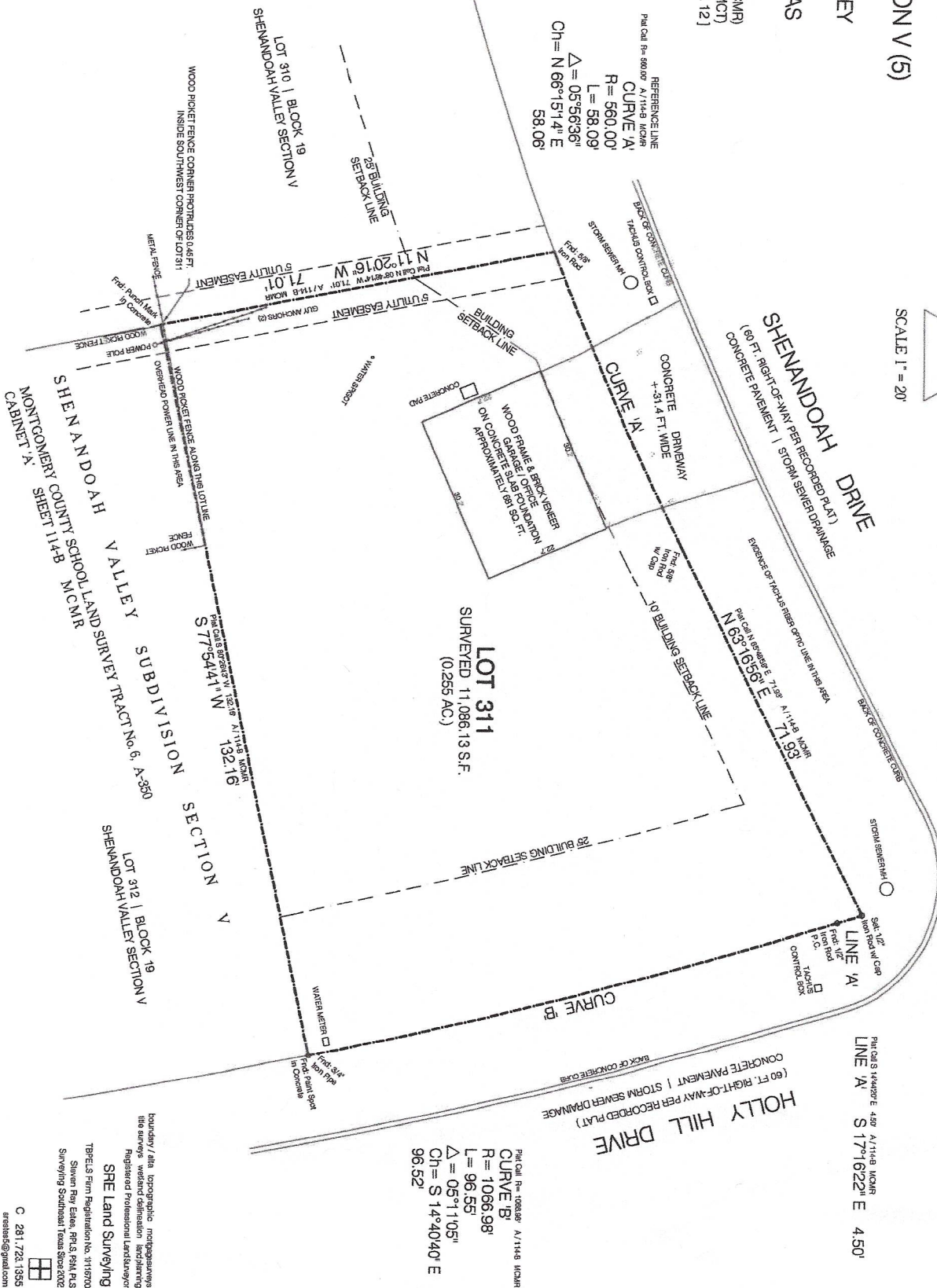


GENERAL NOTES:

WHERE APPLICABLE, MONUMENTS SHOWN HEREON AS SET ARE 1/2" RICH RODS 18" IN LENGTH WITH YELLOW PLASTIC CAPS Scribed SR ESTES RPLS 5631 AND THEREBY REFERENCED IN THE FIELD TO THE LAND SURVEYING A PHYSICAL ADDRESS FOR THE PROPERTY SHOWN HEREON HAS NOT YET BEEN ESTABLISHED. BURIED UTILITIES SHOWN HEREON ARE BASED ON ABOVEGROUND VISIBLE EVIDENCE & MARKINGS SUCH AS FIN FLASGS AND PAINT MARKS ON THE GROUND. NO SUBTERRANEAN EXAMINATION WAS PERFORMED BY THE SURVEYOR NOR WAS A TEXAS 811 CALL MADE FOR THIS SURVEY. THIS SURVEY IS GUIDED BY A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A.P.L. No. 340713-LAW, AN EFFECTIVE DATE OF MARCH 24, 2024 AND AN ISSUE DATE OF APRIL 1, 2024. ALL RIGHTS RESERVED TO THE SURVEYOR. ADJOINING LANDOWNER INFORMATION REFLECTS THE MOST RECENT PUBLISHED OR RECORDED DATA. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY OR ADJACENTS.

THIS SURVEY PLAT IS VALID ONLY WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL RUBBER STAMP OR SURVEY PLAT CONSTITUTES COPYRIGHT INFRINGEMENT.

MCMR - MONTGOMERY COUNTY DEED RECORDS; MCMR - MONTGOMERY COUNTY MAP RECORDS; OPRMCT - DENOTES OFFICIAL PUBLIC RECORDS; PLOT - PROPERTY OF MONTGOMERY COUNTY, TEXAS; PNO - DENOTES A FOUND MONUMENT; CWF - DENOTES CORNER; © Copyright 2024 SHE LAND SURVEYING



SCALE 1" = 20'

To Submit Comments or Concerns Regarding
 This Survey Product, Please Contact:
 Texas Board of Professional Engineers & Land Surveyors
 1917 South Interstate 35 Austin, Texas 78741
 512.461.7723

boundaries, title, topographic, photographic, and other information used in the surveying and mapping process.
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