

SURVEY OF

0.34 ACRES

LOT 522, BLOCK 43, ROYAL FOREST SECTION 1 (UNRECORDED)

LOCATED IN THE J.M. De La GARZA SURVEY, ABSTRACT NO. A-15

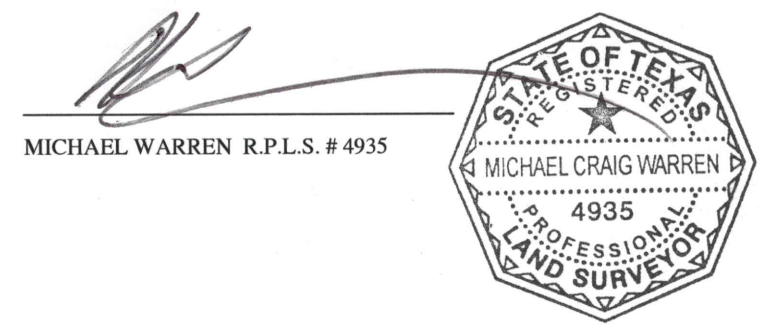
BASED ON THE DEED THEREOF RECORDED IN

COUNTY CLERK'S FILE 2023-001204

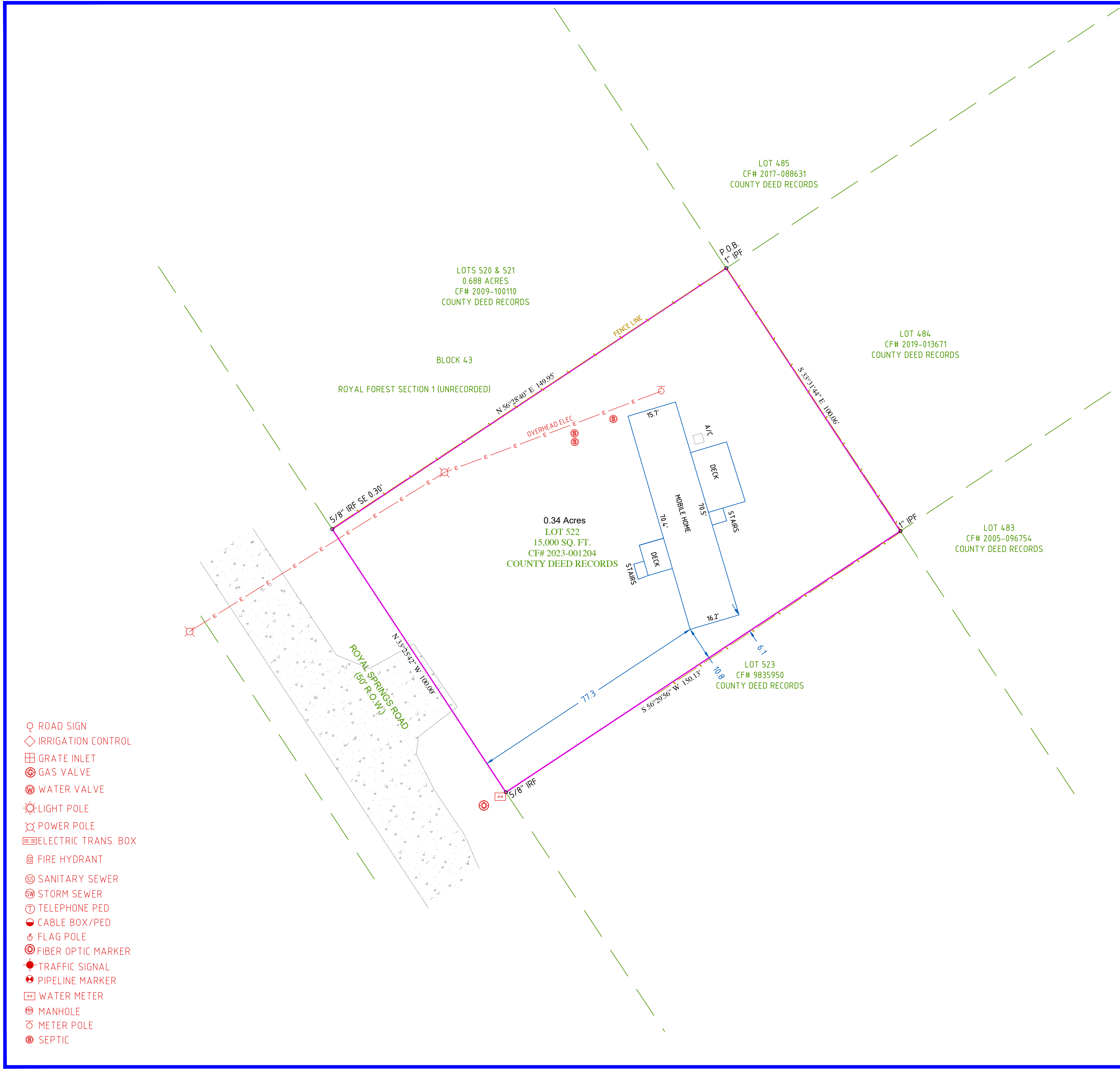
THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

REF: G. F. 24-01-114-79 DATE: JUNE 17, 2024

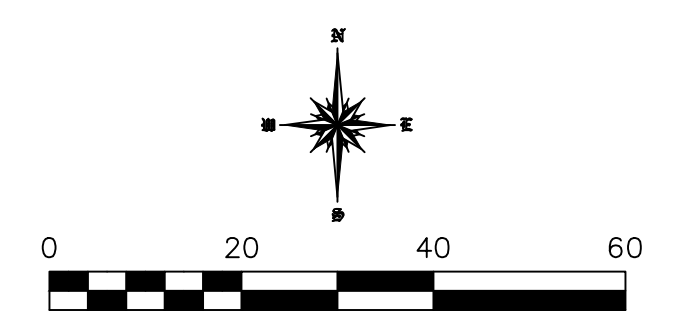
TO FIRST AMERICAN TITLE GUARANTY COMPANY,
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.



- 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 RELIES ON THE TITLE COMMITMENT FROM FIRST AMERICAN TITLE GUARANTY COMPANY (G.F. No. 24-01-11479) DATED MAY 21, 2024, FOR ALL THINGS OF RECORDS.
- 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 Volume 753, Page 275 and Volume 924, Page 608; AND ALSO RECORDED UNDER CLERK'S FILE No. S 8727024, 8727025, 8727026, 8727027, 8735409, 9109850, 9109851, 9109848, 9109849, 9109853, 9109854, 2007-005182, 2007-113142, 2008-087646, 2009-025226, 2010093386, 2010093387, 201109988 thru 2011109991, 2011109993, 2011109998, 2012095211, 2012095212, 2013123037, 2013123038, 2015009774, 2015015683, 2015016801, 2019073502, 2019097973, 2019097974, 2020025279, 2021135751, 2022132553, 2023010320, 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 WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 9) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 10) PROPERTY SUBJECT TO Waiver of Surface Rights executed in instrument recorded in Volume 603, Pages 499; 504; 509; 514 and 519 of the Deed Records, Montgomery County, Texas



- ⊕ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊕ GAS VALVE
- ⊕ WATER VALVE
- ☀ LIGHT POLE
- ⊕ POWER POLE
- ▣ ELECTRIC TRANS. BOX
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER
- ⊕ STORM SEWER
- ⊕ TELEPHONE PED
- ⊕ CABLE BOX/PED
- ⊕ FLAG POLE
- ⊕ FIBER OPTIC MARKER
- ⊕ TRAFFIC SIGNAL
- ⊕ PIPELINE MARKER
- ⊕ WATER METER
- ⊕ MANHOLE
- ⊕ METER POLE
- ⊕ SEPTIC



LINE & SYMBOL LEGEND	
1) IRF= IRON ROD FOUND	
2) IRS= IRON ROD SET, CAPPED SURVEITCH	
3) BL= BUILDING LINE	
4) UE= UTILITY EASEMENT	
5) DE= DRAINAGE EASEMENT	
6) AE= ACCESS EASEMENT	
7) CM= CONTROL MONUMENT	



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TBPELS No. 10005100

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