

ADDRESS : 20945 BARBARA LANE
MONTGOMERY, TEXAS 77356

INSURED : CHARLES DAVID WOELFEL

TITLE CO : FIRST AMERICAN TITLE
INSURANCE COMPANY

GF NO : 2795978-HO43

LENDER : N/A

A LAND TITLE SURVEY OF
LOT 86
FLAMINGO LAKES
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 005, PAGE 317
OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS



LEGEND
(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
CONC. - CONCRETE
RCP - REINFORCED CONCRETE PIPE
PP - POWER POLE
GW - GUY WIRE
MB - MAILBOX
TP - TELEPHONE PEDESTAL
WM - WATER METER

CURVE TABLE (CALCULATED)					
CURVE	RADIUS	LENGTH	CHB	CHL	DELTA
C1	236.21'	129.37'	N26°53'42"W	127.76'	31°22'51"
C2	236.21'	111.49'	N02°19'00"E	110.45'	27°02'32"

FLOOD INFORMATION
*BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48339C0200G REVISION DATE: 08-18-2014. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.



NOTES
1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT. BEARING BASIS IS ESTABLISHED ALONG THE SOUTH ROW LINE OF BARBARA LANE.
2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AS MENTIONED ABOVE ISSUED WITH AN EFFECTIVE DATE OF 02/07/2023. THE FOLLOWING MATTERS LISTED IN SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 1. SEE ITEM 10A BELOW.
- 2. SEE THIS SURVEY.
- 3-9. NOT SURVEY RELATED OR DOES NOT AFFECT THE SUBJECT PROPERTY.
- 10-A. RESTRICTIVE COVENANTS RECORDED UNDER M.C.C.F. NO. 9843430, AND M.C.P.R. VOL. 5, PG. 317
- 10-B. NOT SURVEY RELATED.
- 10-C. SANITARY EASEMENTS RECORDED UNDER M.C.C.F. NO. 2017103774 AND 2019045732. 50' RADIUS #150' RADIUS AROUND WATER WELLS DOES AFFECT THE SUBJECT PROPERTY.
- 10-D. 12.5' WIDE GULF STATES UTILITY EASEMENT RECORDED UNDER M.C.D.R. VOL. 495, PG. 331 IS SHOWN HEREON.
- 10-E THRU I. NOT SURVEY RELATED.

TITLE UPDATE
DATE: JULY 17, 2023
JOB NO: 230133
DATE: FEBRUARY 19, 2023



Firm No: 10133000
2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetxsurveys.com



John D. Fisher
JOHN D. FISHER
R.P.L.S. NO. 6153

FIELD BY: JL
DRAWN BY: TF
CHECKED BY: JDF

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.