



- 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

**SURVEY OF**  
2.46 ACRES  
OUT OF 20 ACRES (TRACT 2)

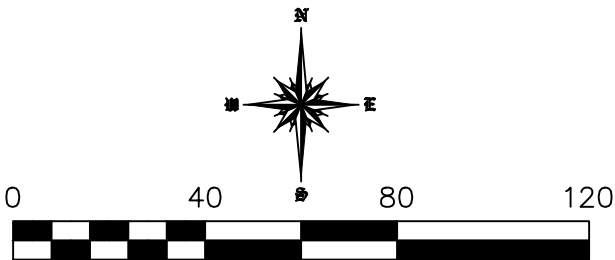
LOCATED IN THE J. ELKINS SURVEY, ABSTRACT NO. A-198  
BASED ON THE DEED THEREOF RECORDED IN  
VOLUME/CABINET 297 PAGE / SHEET 170 OF  
THE DEED RECORDS MONTGOMERY COUNTY, TEXAS  
REF : GRAHAM G. F. CH-1433-CH DATE : MAR. 7, 2025



TO ROBERT GRAHAM & WORTH NATIONAL TITLE INSURANCE 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.

  
MICHAEL WARREN R.P.L.S. # 4935



- 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 A TITLE COMMITMENT FROM WORTH NATIONAL TITLE INSURANCE COMPANY (GF No. CO-1433-CH), DATED MARCH 3, 2025.
- 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) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE
- 8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN
- 9) PROPERTY SUBJECT TO EASEMENT AND/OR RIGHT OF WAY AS RECORDED IN VOLUME 117, PAGE 612 & VOLUME 302, PAGE 21 (INSUFFICIENT DESCRIPTION)
- 10) PROPERTY SUBJECT TO A BLANKET 26' EASEMENT CENTERED AROUND POWER LINES AND POLES AS RECORDED UNDER COUNTY CLERK'S FILE No. 99055320
- 11) TEMPORARY SANITARY SEWER EASEMENTS AS RECORDED UNDER COUNTY CLERK'S FILE No.S 2018-030557 & 2018-030558 HAVE EXPIRED AND NO LONGER APPLY
- 12) PROPERTY NOT SUBJECT TO EASEMENTS AS RECORDED IN VOLUME 470, PAGE 106, AND RECORDED UNDER COUNTY CLERK'S FILE No.S 9336948 & 2018-108016



  
  
"A Land Surveying Company"

**LINE & SYMBOL LEGEND**

- 1) IRF= IRON ROD FOUND
- 2) IRS= IRON ROD SET, CAPPED
- 3) BL= BUILDING LINE
- 4) UE= UTILITY EASEMENT
- 5) DE= DRAINAGE EASEMENT
- 6) AE= ACCESS EASEMENT
- 7) CM= CONTROL MONUMENT
- 8) CF= COUNTY CLERKS FILE No.

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

P.O. BOX 1080 \ CONROE, TEXAS 77305-1080  
936-539-5444 \ FAX 936-539-5442  
email: SURVTECH@SURVCORP.COM  
TSPELS No. 10005100