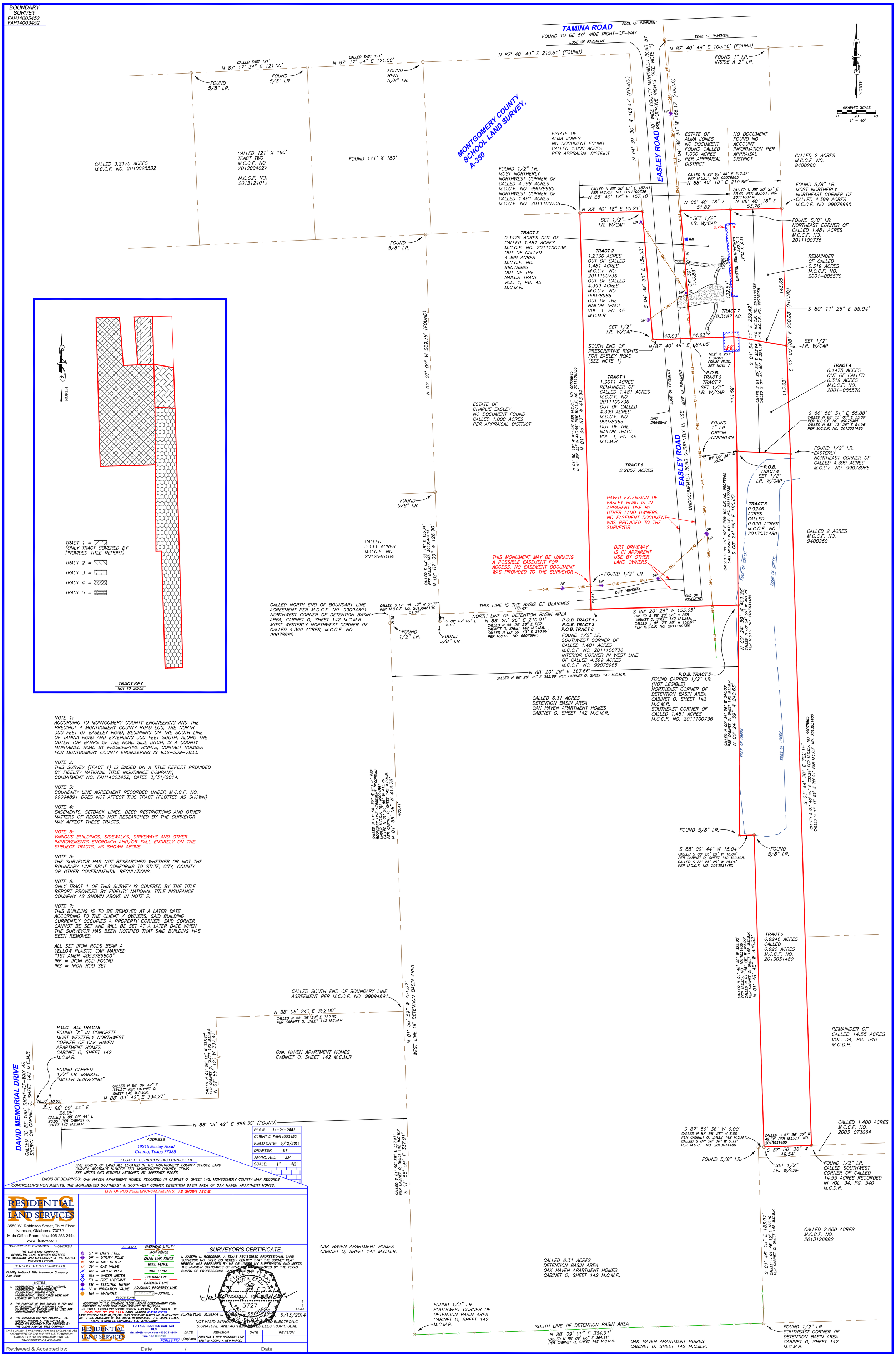
BOUNDARY SURVEY
FAH14003452
FAH14003452



NOTE 1:
ACCORDING TO MONTGOMERY COUNTY ENGINEERING AND THE PRECINCT 4 MONTGOMERY COUNTY ROAD LOG, THE NORTH 300 FEET OF EASELEY ROAD, BEGINNING ON THE SOUTH LINE OF TAMINA ROAD AND EXTENDING 300 FEET SOUTH, ALONG THE OUTER TOP BANKS OF THE ROAD SIDE DITCH, IS A COUNTY MAINTAINED ROAD BY PRESCRIPTIVE RIGHTS, CONTACT NUMBER FOR MONTGOMERY COUNTY ENGINEERING IS 936-539-7833.

NOTE 2:
THIS SURVEY (TRACT 1) IS BASED ON A TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FAH14003452, DATED 3/31/2014.

NOTE 3:
BOUNDARY LINE AGREEMENT RECORDED UNDER M.C.C.F. NO. 99094891 DOES NOT AFFECT THIS TRACT (PLOTTED AS SHOWN)

NOTE 4:
EASEMENTS, SETBACK LINES, DEED RESTRICTIONS AND OTHER MATTERS OF RECORD NOT RESEARCHED BY THE SURVEYOR MAY AFFECT THESE TRACTS.

NOTE 5:
VARIOUS BUILDINGS, SIDEWALKS, DRIVEWAYS AND OTHER IMPROVEMENTS ENCROACH AND/OR FALL ENTIRELY ON THE SUBJECT TRACTS, AS SHOWN ABOVE.

NOTE 5:
THE SURVEYOR HAS NOT RESEARCHED WHETHER OR NOT THE BOUNDARY LINE SPLIT CONFORMS TO STATE, CITY, COUNTY OR OTHER GOVERNMENTAL REGULATIONS.

NOTE 6:
ONLY TRACT 1 OF THIS SURVEY IS COVERED BY THE TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMAPNY AS SHOWN ABOVE IN NOTE 2.

NOTE 7:
THIS BUILDING IS TO BE REMOVED AT A LATER DATE ACCORDING TO THE CLIENT / OWNERS, SAID BUILDING CURRENTLY OCCUPIES A PROPERTY CORNER, SAID CORNER CANNOT BE SET AND WILL BE SET AT A LATER DATE WHEN THE SURVEYOR HAS BEEN NOTIFIED THAT SAID BUILDING HAS BEEN REMOVED.

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"
IRF = IRON ROD FOUND
IRS = IRON ROD SET

RLS #:	14-04-0581
CLIENT #:	FAH14003452
FIELD DATE:	5/12/2014
DRAFTER:	ET
APPROVED:	JLR
SCALE:	1" = 40'

ADDRESS
19216 Easley Road
Conroe, Texas 77385

LEGAL DESCRIPTION: (AS FURNISHED)
FIVE TRACTS OF LAND ALL LOCATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 350, MONTGOMERY COUNTY, TEXAS. SEE METES AND BOUNDS ATTACHED BY SEPERATE PAGES.

BASIS OF BEARINGS: OAK HAVEN APARTMENT HOMES, RECORDED IN CABINET O, SHEET 142, MONTGOMERY COUNTY MAP RECORDS.
CONTROLLING MONUMENTS: THE MONUMENTED SOUTHEAST & SOUTHWEST CORNER DETENTION BASIN AREA OF OAK HAVEN APARTMENT HOMES.
LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN ABOVE.

RESIDENTIAL LAND SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
www.rlsnow.com

SURVEYOR FILE NUMBER: 14-04-0372-A

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)
Fidelity National Title Insurance Company
Abe Moss

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND
LP = LIGHT POLE
UP = UTILITY POLE
GM = GAS METER
GV = GAS VALVE
WV = WATER VALVE
WM = WATER METER
FH = FIRE HYDRANT
EM = ELECTRIC METER
IV = IRRIGATION VALVE
MH = MANHOLE
OVERHEAD UTILITY
IRON FENCE
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
BUILDING LINE
EASEMENT LINE
ADJOINING PROPERTY LINE
=CONCRETE

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY CORELOGIC FLOOD SERVICES ON 04/30/14, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. PANEL NUMBER 48339C 0537G, LAST REVISION DATE 09/22/99. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION

SURVEYOR'S CERTIFICATE
I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS REGISTERED JOSEPH L. ROEDERER 5727 PROFESSIONAL LAND SURVEYOR
FIRM

SURVEYOR: JOSEPH L. ROEDERER DATE: 5/13/2014
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION
1/30/2015	CREATING A NEW BOUNDARY LINE SPLIT & ADDING A NEW PARCEL		

FOR ALL INQUIRIES CONTACT:
RLS
rls.Info@rlsnow.com - 405-253-2444
Firm No.: 10132900
FORM 6.71X

Reviewed & Accepted by: _____ Date _____ / _____ Date _____