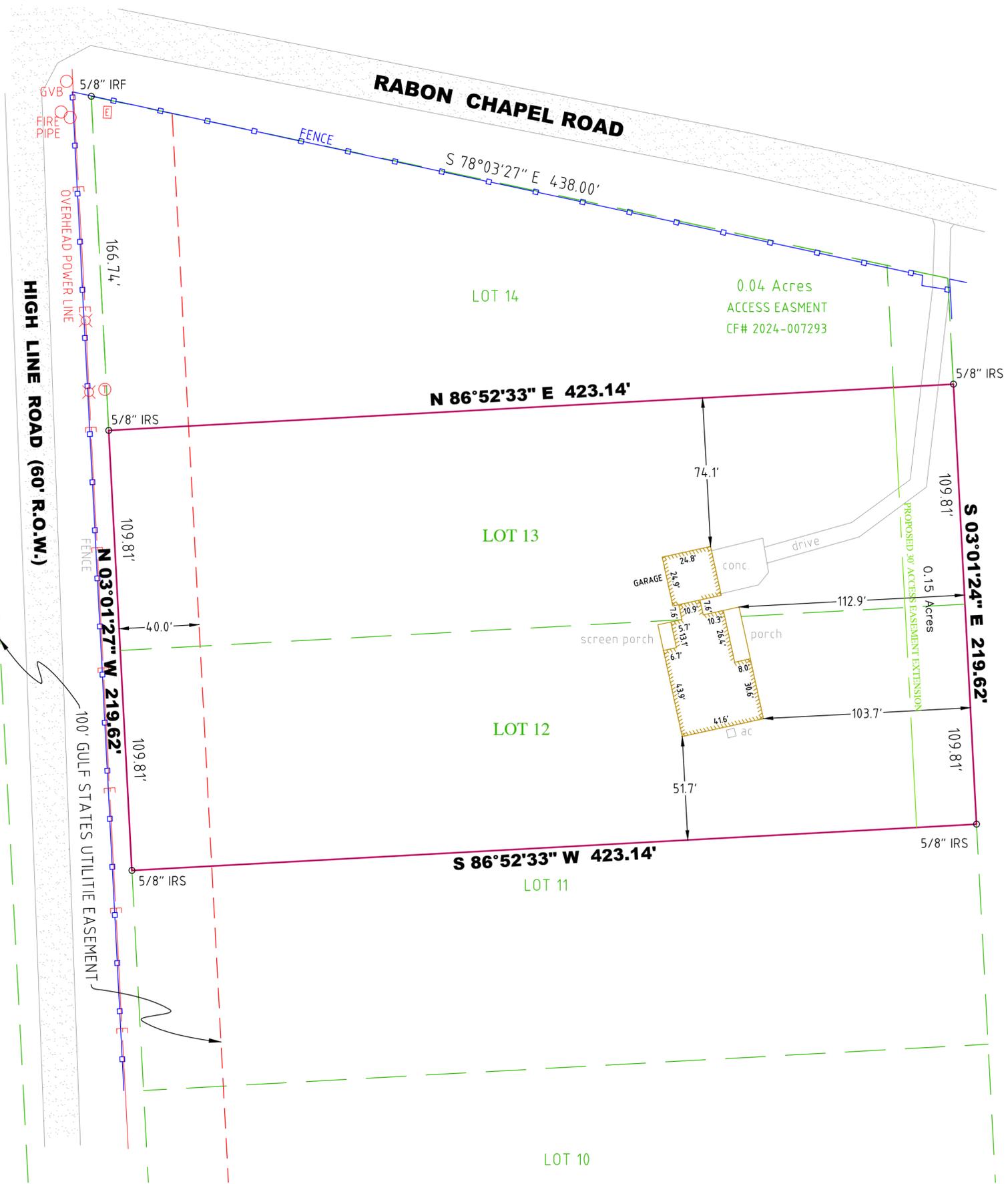


- ROAD SIGN
- IRRIGATION CONTROL
- GRATE INLET
- GAS VALVE
- WATER VALVE
- LIGHT POLE
- × POWER POLE
- ELECTRIC TRANS. BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE PED
- CABLE BOX/PED
- FLAG POLE
- FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- WATER METER
- MANHOLE
- METER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



**SURVEY OF**  
**LOTS 12 AND 13, BLOCK 1**  
**RABON HILLS**

LOCATED IN THE R. C. HAMLET SURVEY, ABSTRACT NO. 281  
 BASED ON THE PLAT THEREOF RECORDED IN  
 VOLUME/CABINET "D" PAGE / SHEET 61A OF  
 THE MAP RECORDS MONTGOMERY COUNTY, TEXAS  
 REF: G. F. 2302727 DATE: JAN. 18, 2024

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 WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 2302727, EFFECTIVE DATE JAN 3 2024, FOR ALL MATTERS OF RECORD.
- 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 CABINET "D", SHEET 61 A, MAP RECORDS; AND ALSO RECORDED UNDER CLERK'S FILE No. S 8424166 & (2008-076516 RELEASE OF COVENANTS AND RESTRICTIONS), REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
- 6) PROPERTY SUBJECT EASEMENTS TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, BANKET EASEMENTS LOTS 8 THRU 14, CF NO.S 2011-057513 AND 2018-006333, CF NO. 2018-006334, LOT 11.
- 7) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 8) OTHER IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN

**LINE & SYMBOL LEGEND**

- 1) IRF= IRON ROD FOUND
- 2) IRS= IRON ROD SET, CAPPED "SURVTECH"
- 3) D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
- 4) M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
- 5) BL= BUILDING LINE
- 6) UE= UTILITY EASEMENT
- 7) DE= DRAINAGE EASEMENT

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, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

