

SURVEY OF

3.38 ACRES
CALLED 3.3754 ACRE TRACT

LOCATED IN THE B RIGSBY SURVEY, ABSTRACT NO. 31

BASED ON THE DEED THEREOF RECORDED IN

COUNTY CLERK'S FILE 2004-074539

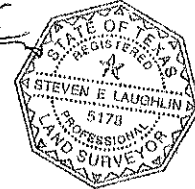
THE DEED RECORDS MONTGOMERY COUNTY, TEXAS

REF: GRIFFIN G.F. 1802120 DATE: MAR. 12, 2018

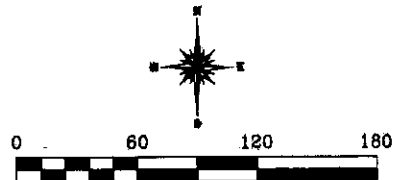
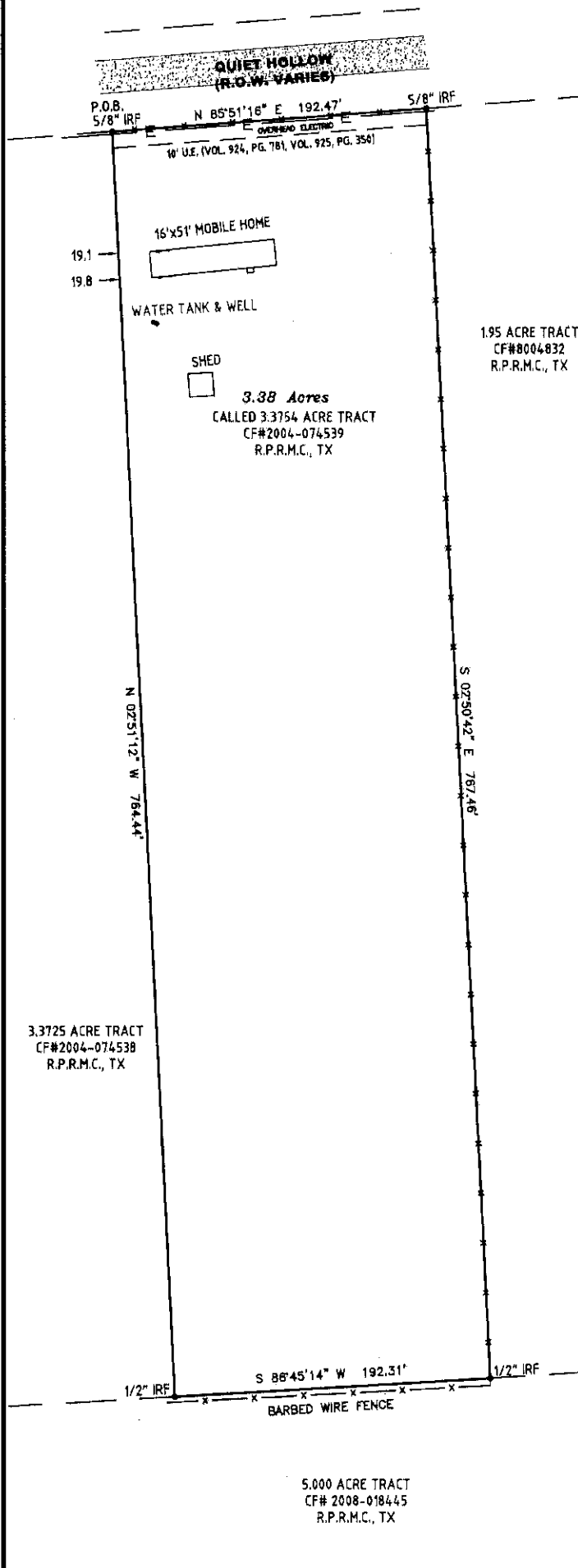
TO KIMBERLY GRIFFIN, CROSSCOUNTRY MORTGAGE, INC, AND OLD REPUBLIC TITLE INSURANCE COMPANY

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.

STEVEN B. LAUGHLIN R.P.L.S. # 5178



- 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 OLD REPUBLIC TITLE INSURANCE COMPANY (G.F. No. 1802120) DATED FEBRUARY 13, 2018, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR BASEMENTS 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 UNDER CLERK'S FILE No. 2004-074539, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
- 6) MONTGOMERY COUNTY MAY REQUIRE THIS TRACT TO BE PLATTED OF RECORD.
- 7) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 8) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 9) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.
- 10) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN.
- 11) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS RECORDED IN VOLUME 966, PAGE 122.



LINE & SYMBOL LEGEND	
1) DEED-IRON ROD FOUND	
2) IRON ROD SET, CAPPED "SURVEY"	
3) D.M.C.T.C. DEED RECORDS OF MONTGOMERY COUNTY TEXAS	
4) M.R.M.C.T.C. MAP RECORDS OF MONTGOMERY COUNTY TEXAS	
5) B.L. BUILDING LINE	
6) U.E. UTILITY BASEMENT	
7) D.E. DRAINAGE BASEMENT	
THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED TO COPY THE SURVEY EXCEPT IN CONNECTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.	



"A Land Surveying Company"

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