

LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊗ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— I — IRON FENCE
■ COLUMN	— X — BARBED WIRE
▲ UNDERGROUND ELECTRIC	— A — EDGE OF ASPHALT
— OHP — OVERHEAD ELECTRIC POWER	— G — EDGE OF GRAVEL
— OES — OVERHEAD ELECTRIC SERVICE	— S — STONE
— C — CHAIN LINK	— C — CONCRETE
— W — WOOD FENCE 0.5' WIDE TYPICAL	— D — COVERED AREA
— D — DOUBLE SIDED WOOD FENCE	— B — BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: CAB. A, SH. 91B; VOL. 798, PG. 241; VOL. 806, PG. 329; C.F.NO(S). 8323953; 8357495; 2008039775; 2011088459; 2012017327; 2013135996; 2017066278; 2017066801; 2017067556; 2018103711; 2018118395; 2019063787; VOL. 701, PG. 772

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: C.F.NO. 8501765

NOTES:

BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0225G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Partners Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser
Purchaser

12645 Lake Conroe Hills Drive

Lot Seventeen (17), in Block Five (5), of Lake Conroe Hills, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 91 (formerly Volume 10, Page 77), of the Map Records of Montgomery County, Texas.

SURVEYOR'S CERTIFICATE

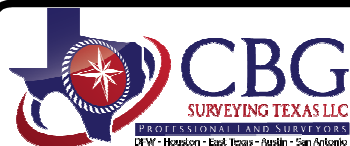
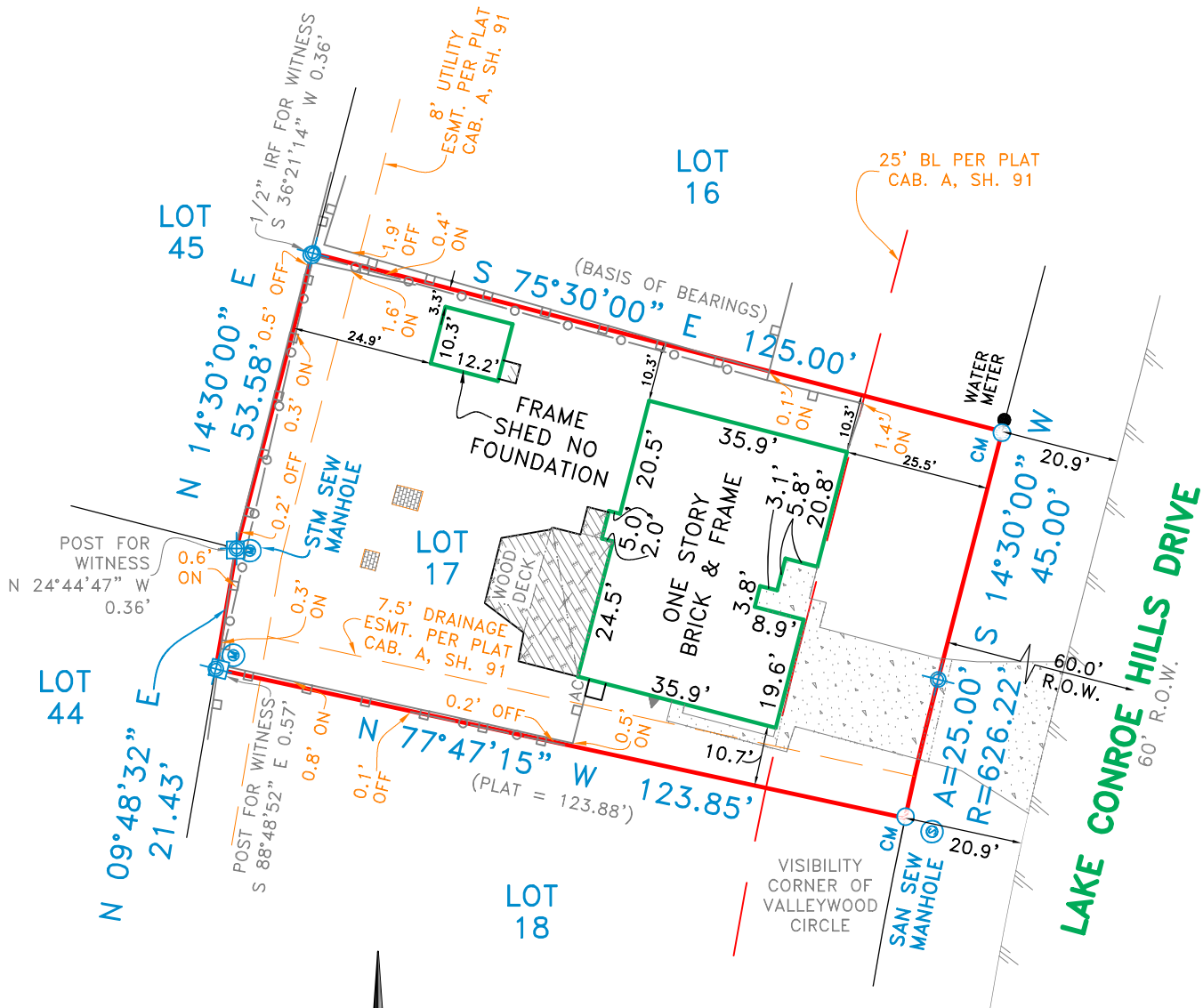
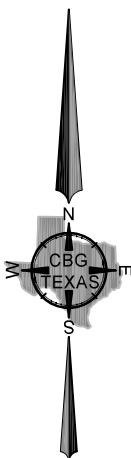
The undersigned Registered Professional Land Surveyor (Michael Churchwell) hereby certifies to Okezie Anude, Charmaine Thomas-Anude and Partners Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 12645 Lake Conroe Hill Drive described in C.F.NO. 2017016127, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48339C0225G) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Okezie Anude, Charmaine Thomas-Anude and Partners Title are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 18th day of January, 2021.

Michael Churchwell
Registered Professional Land Surveyor No. 6384



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