



LINE	BEARING	DISTANCE
L1	N 30° 40' 25" W	400.36
L2	S 00° 40' 25" E	99.67

SYMBOL LEGEND

- Overhead Power Line
- Wood Fence
- Power Pole
- Meter Pole
- Electric Meter
- Water Meter (WM)
- Air Conditioning Unit
- Controlling Monument

BOUNDARY & IMPROVEMENT
SURVEY

Surveyor has relied on information provided by:
First American Title Guaranty Company
G F No 2702125-HO43
Effective date December 10, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per Item 10(a), Schedule B, of said Title Commitment.
2. Unobstructed aerial easement 5' in width, from a plane 20' above the ground, upward, located adjacent to all utility easements shown hereon as per recorded plat and dedication.
3. Unobstructed aerial easement per Vol. 1102, Pg. 193, D R M C T (Does affect)
4. Powerline easement per Vol. 588, Pg. 192, D R M C T (Does not affect)
5. Powerline easement per Vol. 611, Pg. 520, D R M C T (Does not affect)
6. Release of easement per C F Nos. 2003080761 and 2003080762, O P R M C T (Does not affect)
7. Terms, Conditions and Stipulations per C F No. 2007074877, O P R M C T (Does affect)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0505G having an effective date of 08/18/2014.

Job No. 22196
Scale 1"=30'
Date 12/21/2021
Drawn By JAM
Checked By ERP
Field Crew RH
Revised

Basis of Bearings Based on recorded plat

Purchaser LaJeanna Morris
Address 615 Weisinger Drive, Magnolia, TX, 77354
Lot 7, Block 1, Section _____
Survey Thomas Taylor, A 546
Area _____
Subdivision Westwood Three
Cabinet B, Sheet 157A, Map _____, Records _____
Montgomery County, Texas

LOT 8

Surveyor's Note:

There are discrepancies between found monuments and platted calls.
Surveyor used found monumentation and original intent of plat to reconstruct boundary.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Michael S. Partridge
Registered Professional Land Surveyor No. 6125



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