



TITLE COMPANY:



First American Title

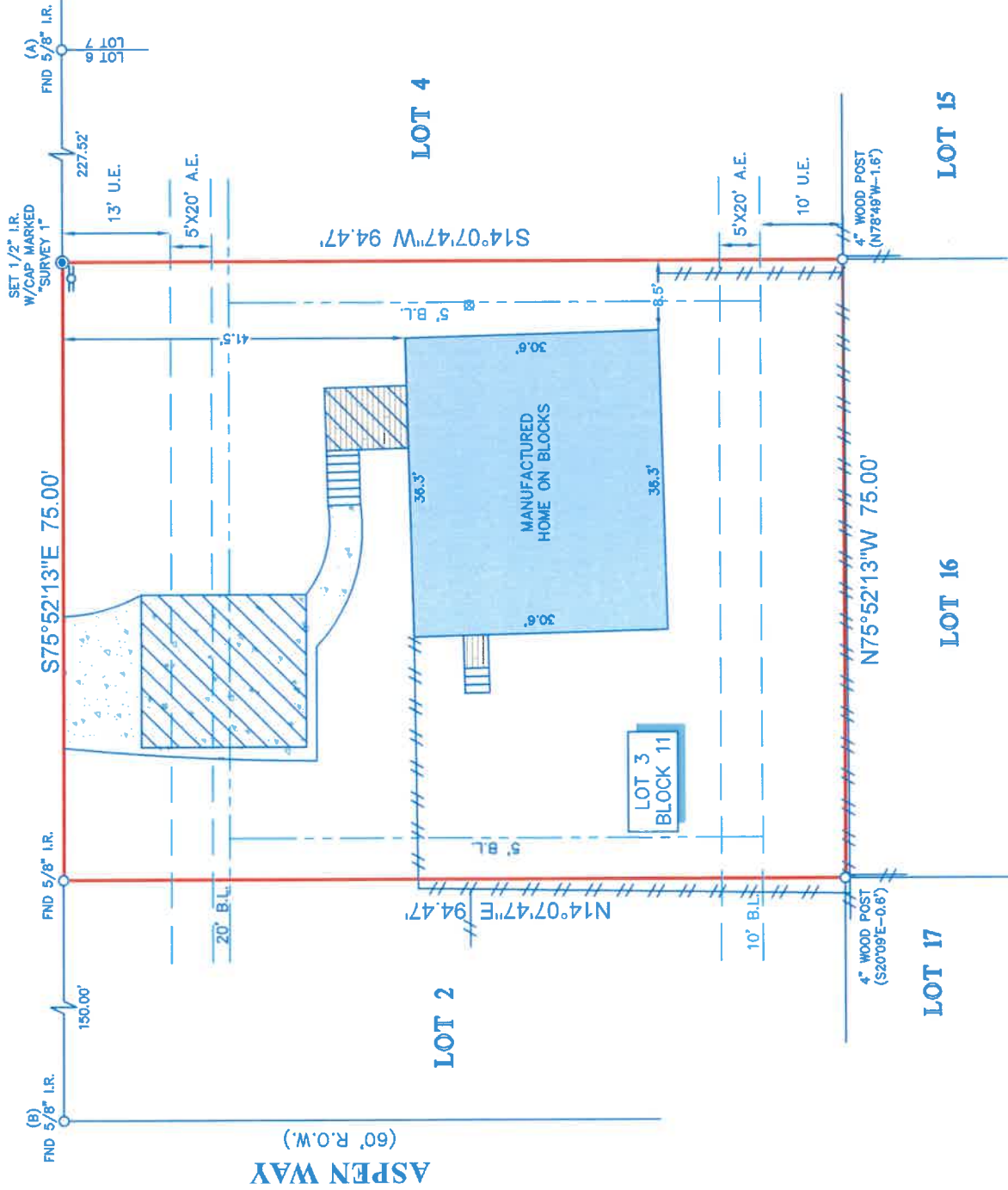
936--449-7199

ISSUE DATE:

SEPT. 5, 2023

G.F. # 2827705-13571

CYPRESS DRIVE (60' R.O.W.)



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT FOR INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. THIS SURVEY IS CERTIFIED TO FIRST AMERICAN TITLE INSURANCE, FIRST AMERICAN TITLE GUARANTY COMPANY AND LUPER PROPERTIES FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 5, 2023, UNDER G.F. NO. 2827705-13571.

LEGEND

⊗	SERVICE POLE	BL	BUILDING LINE
---	WOOD DECK	U.E.	UTILITY EASEMENT
---	CONCRETE	A.E.	AERIAL EASEMENT
---	COVERED AREA	==	POWER POLE
---		---	STEPS
---		---	FENCE
---		---	WOOD

LEGAL DESCRIPTION: LOT 3, IN BLOCK 11, OF PIN OAK SECTION 3 (REPLAT OF BLOCK 11), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "O" SHEETS 185-186 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 7, 2023 AND THAT THIS SURVEY IS SUBSTANTIALLY CORRECT AND ACCORDS WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPL#4148

CLIENT: LUPER PROPERTIES LLC
ADDRESS: 9533 CYPRESS DRIVE

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW:	TECH:
RF	SF
DRAFTER:	FINAL CHECK:
MC(V)	EF
DATE:	
AUG. 15, 2023	
JOB#	
8-126544-23	

ADDED TITLE: 9/14/2023