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SURVTECH

SURVEYORS

PLANNERS

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TBPELS No. 10005100

WHITE BASS ROAD
(50' R.O.W.)

1/2" IPF N 88°01'51" E 64.67' 1/2" IRF @ N 40°18'05" E 0.74'

20' B.L.

5' B.L.

5' B.L.

FENCE LINE

S 01°54'44" E 165.26'

N 01°37'46" W 165.31' (PLAT: 165')

LOT 13

BLOCK 3

LAKELAND
SECTION 4
VOL. 5, PG. 181
COUNTY MAP RECORDS

LOT 12

LOT 11

LOT 6

LOT 5

LOT 4

OVERHEAD ELEC. 10' U.E.

1/2" IPF S 87°59'36" W 65.48' (PLAT: 65')

1/2" IRF

SURVEY OF

LOT 12, BLOCK 3

LAKELAND SECTION 4

LOCATED IN THE G. TAYLOR SURVEY, ABSTRACT NO. A-555

BASED ON THE PLAT THEREOF RECORDED IN

VOLUME/CABINET 5 PAGE / SHEET 181 OF

THE MAP RECORDS MONTGOMERY COUNTY, TEXAS

REF : G. F. DATE : AUG. 8, 2025

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 PREFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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 TERMS, EASEMENTS OR RESTRICTIONS AS RECORDED IN VOLUME 5, PAGE 181, MAP RECORDS, AND THOSE IN VOLUME 970, PAGE 182, DEED RECORDS, MONTGOMERY COUNTY, TEXAS.

6) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.

7) THE FENCE LINES SHOWN ARE SHOWN AT THE POINTS WHERE MEASUREMENTS WERE MADE AND MAY MEANDER ALONG THE LINE

8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, LIGHTS, ETC) MAY BE PRESENT, BUT NOT SHOWN

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

LINE & SYMBOL
LEGEND

1) IRF= IRON ROD FOUND

2) IRS= IRON ROD SET, CAPPED "SURVTECH"

3) BL= BUILDING LINE

4) UE= UTILITY EASEMENT

5) DE= DRAINAGE EASEMENT

6) AE= ACCESS EASEMENT

7) CM= CONTROL MONUMENT

8) CF= COUNTY CLERKS FILE No.

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,UNLESS OTHERWISE SHOWN, NO FLOODPLAIN CHECK WAS PERFORMED