

9745 TWIN SHORES DRIVE, WILLIS, TEXAS 77318

GF No. 26-2273



LEGEND

- (CM) - CONTROLLING MONUMENT
FND - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
R.O.W. & RW - RIGHT OF WAY
M.R.M.C.T. - MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT

NOTES:

1. RESTRICTIVE COVENANTS BY VOLUME 9, PAGE 103, CABINET A, SHEET 52 OF THE MAP/PLAT RECORDS; AND IN/UNDER CLERK'S FILE NOS. 1983039137, 2003148311, 2003148312, 2007016015, 2011111943, 2012003865, 2012003866, 2012003867, 2012003866, 2014037249, 2014042574, 2014042575, 2016051757, 2016051758, 2020019619, 2020025935, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.
2. BUILDING RESTRICTIONS BY THE RECORDED PLAT OF TWIN SHORES SUBDIVISION, SECTION ONE.
3. EASEMENTS, BUILDING/SETBACK LINES, TERMS, CONDITIONS, PROVISIONS, AND/OR OTHER MATTERS SET FORTH IN INSTRUMENT(S) RECORDED IN/UNDER CLERK'S FILE NOS. 1983039137, 2003148311, 2003148312, 2007016015, 2011111943, 2012003865, 2012003866, 2012003867, 2012003868, 2014037249, 2014042574, 2014042575, 2016051757, 2016051758, 2020019619, 2020025935, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.
4. SOME LAID BRICK AND PORTIONS OF RUINOUS CONCRETE UNDER HEAVY BRUSH NOT SHOWN.

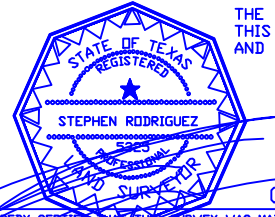
LEGAL:



TRACT 1:
BEING LOT NO. 95, TWIN SHORES SUBDIVISION, SECTION ONE, A SUBDIVISION SITUATED IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FORMERLY RECORDED IN VOLUME 9, PAGE 103, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, BUT NOW OF RECORD IN PLAT CABINET A, SHEET 52, MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

TRACT 2:
BEING LOT NO. 96, TWIN SHORES SUBDIVISION, SECTION ONE, A SUBDIVISION SITUATED IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FORMERLY RECORDED IN VOLUME 9, PAGE 103, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, BUT NOW OF RECORD IN PLAT CABINET A, SHEET 52, MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

LEGAL: *		BLOCK: N.A.	SUBDIVISION: TWIN SHORES SUBDIVISION, SECTION ONE	
COUNTY: MONTGOMERY	STATE: TEXAS	RECORDATION: VOL. 9 PG. 103 M.R.M.C.T. PLAT CABINET A, SHEET 52 M.R.M.C.T.		JOB NO. 9745 T
PURCHASER: Lionsgate Investments LLC		GF No.: GF No. 26-2273	FIELD WORK 04-11-26	
ADDRESS: 9745 TWIN SHORES DRIVE		TITLE CO. SPARTAN TITLE	DRAFTING 04-12-26	
			FINAL CHECK 04-12-26	



THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THIS SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW AND PLAT OF RECORD SHOWN.

GF No. 26-2273

04-12-26

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT EXCEPT AS SHOWN.
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

FEMA INFORMATION:

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. ALL BEARINGS BASED ON THE DEED OF RECORD UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA. AS PER MAP UNINCORPORATED AREA 480483 PANEL 48339C0225G DATED 8/18/2014.

THE FLOOD INFORMATION IS FROM A F.E.M.A. MAP. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

Approved: SE
Addressed Site Plan
09/04/2026 14:44
MCECD - 911