



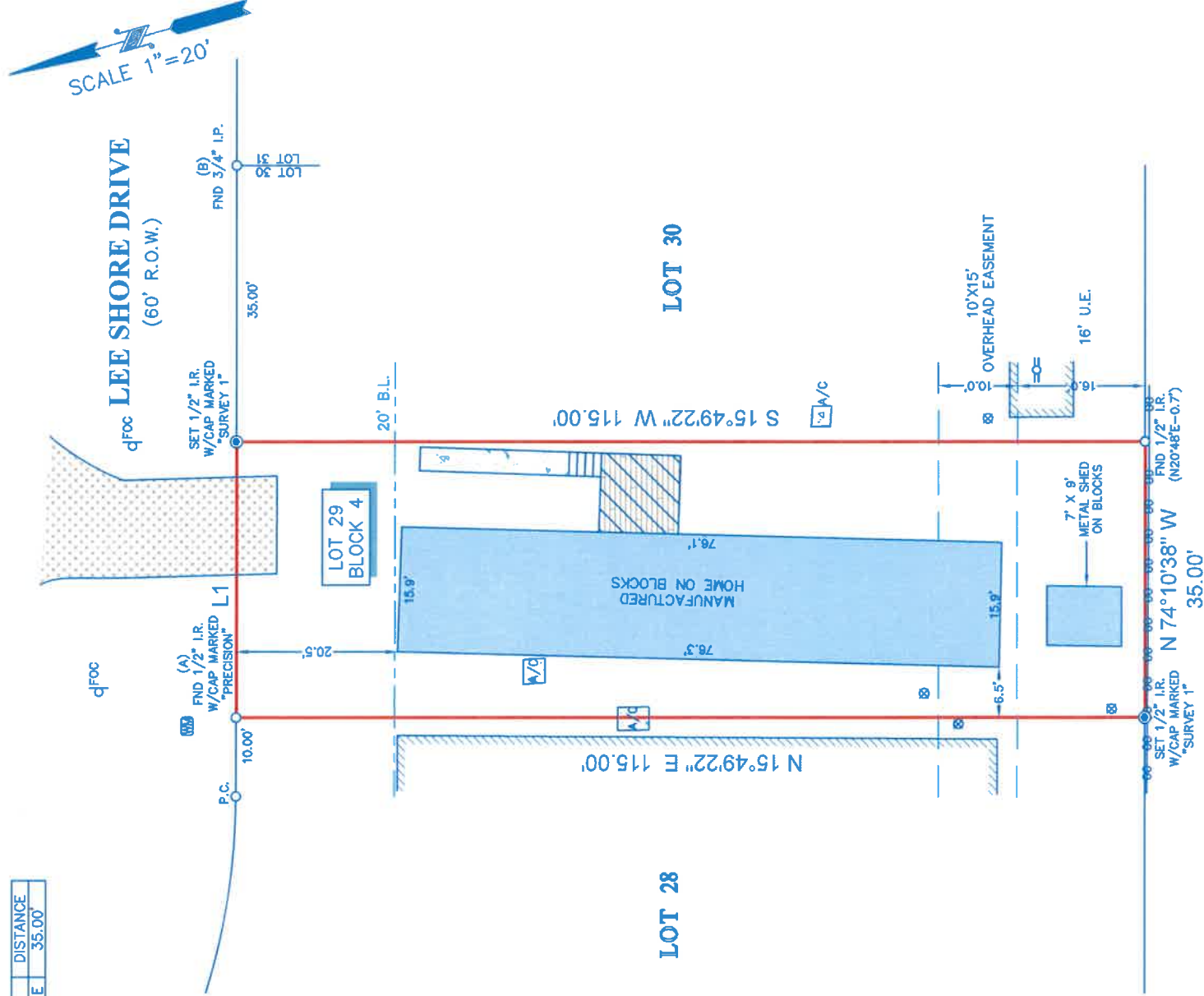
936-449-7199

ISSUE DATE:

2827705-13571

SEE DATE, SEPTEMBER 26, 2023

LINE	BEARING	DISTANCE
L1	S 74°10'38" E	35.00'



LOT 6 BLOCK 1
LONGWOOD ESTATES SECTION 03,
CAB. H, SHT 42B
M.R.M.C.

LEGEND

B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 d FOC FIBER OPTIC CABLE MARKER
 = POWER POLE
 ⊗ SERVICE POLE
 W M WATER METER
 STEPS
 GRAVEL
 FENCE
 — 66—66—66 CHAIN
 CONCRETE
 COVERED AREA
 WOOD DECK
 ADJOINING STRUCTURE

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO FIRST AMERICAN TITLE INSURANCE COMPANY AND FIRST AMERICAN TITLE GUARANTY COMPANY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 26, 2023, UNDER G.F. NO. 2827705-13571.
7. EASEMENT FOR UNDERGROUND ELECTRICAL SERVICES AS RECORDED UNDER VOL. 843 PG. 653 (GENERAL IN NATURE/NOT LOCATABLE BY DEED).

LEGAL DESCRIPTION: LOT 29, BLOCK 4, REPLAT OF SHADOW BAY, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 172A, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVIVORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE LATEST SURVEY OF THE GROUND UNDER THE SURVEYED LOTS. THIS SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF SEPTEMBER 27, 2023, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1 SURVEYS AND PLATS, AND THAT THERE ARE NO ENCLAVEMENTS OR PROTRUSIONS, EXCEPT AS SHOWN.

UPPER PROPERTIES IIC

S: 13173 LEE SHORE DRIVE

www.survev1inc.com
survev1@survev1inc.com

FIELD CREW:	TECH:
-------------	-------

FINAL CHECK:

MC(v)

DATE: _____

SEP. 29, 2023

JOB# 9-128232-23