

NO.	DATE	REASON	BY
1	03-31-14	ADD TC	GABE H.

COMMON ABBREVIATIONS

FND = FOUND
 I.R. = IRON ROD
 F.C. = FENCE
 R.C.P. = REINFORCED CONCRETE PIPE
 G.B.L. = GARAGE BLDG. LINE (DETACHED)

LEGEND

CHU = OVERHEAD UTILITIES
 VE = VERTICAL EASEMENT
 WLE = WATERLINE EASEMENT
 STM MH = STORM SEWER MANHOLE
 SAN MH = SANITARY SEWER MANHOLE

BL = BUILDING LINE
 PS = BOUNDARY LINE
 PLS = PLUMBING LINE
 MH = MANHOLE

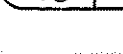
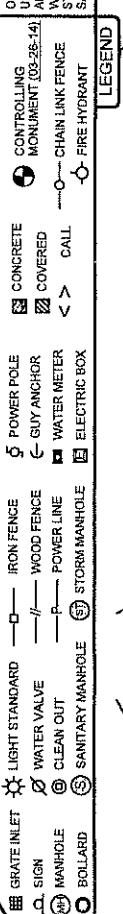
CONCRETE
 COVERED
 <> CALL

POWER POLE
 GUY ANCHOR
 WATER METER
 ELECTRIC BOX

IRON FENCE
 WOOD FENCE
 POWER LINE
 STORM MANHOLE

GRATE INLET
 WATER VALVE
 CLEAN OUT
 SANITARY MANHOLE

CHAIN LINK FENCE
 FIRE HYDRANT



FLOOD INFORMATION

F.I.R.M. NO. 48390C
 REVISED DATE 12-19-06
 PANEL: 05B5F
 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT 16' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS: CAB A SHEET 168A, M.C.C.F. No. 600 PG 757, AND VOL. 886 PG 484, M.C.D.R. AND M.C.C.F. No. 6036659, 9137469, 99106592, 2001109876 AND 2012021281 C.P.R.M.C.
4. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
5. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
7. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
8. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS SEAS, CORNICES, WOOD AWLEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

* PER VOL. 860 PG 757
 THE 3' SIDE YARD SETBACK IS FOR DETACH GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 30' OR MORE FROM THE FRONT MINIMUM SETBACK LINE.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown herein represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereto, indicated hereon.

THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL ENDORSED SEAL AND SIGNATURE OF SURVEYOR.
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BOUNDARY SURVEY

LOT: 3
 BLOCK: 3
 SUBDIVISION: PARTIAL REPEAT OF FOX RUN, SECTION ONE
 RECORDING: CAB A, SHEET 168A
 BORROWER: MATT HEWITT WHEELER
 TITLE CO.: FRONTIER TITLE CO.
 S.F. EFFECTIVE DATE: 03-13-14
 SURVEYED FOR: FRONTIER TITLE CO.

29615 LODDINGTON STREET
 SPRING, MONTGOMERY COUNTY, TEXAS 77386

TRI-TECH SURVEYING COMPANY, L.P.
 WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston, Texas 77042 Fax: (713) 667-4610
 FIRM Registration No. 10115900

REVISIONS

ENCUMBRANCE STUDY

JOB NO.: FB12-14
 CALC BY: M. COX
 CHECKED BY: GABE H.
 BEARING BASE: REFERRED TO PLAT NORTH
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 FIELD CREW (B): J. BEDDARD
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