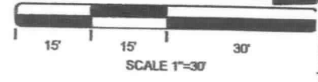


*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES

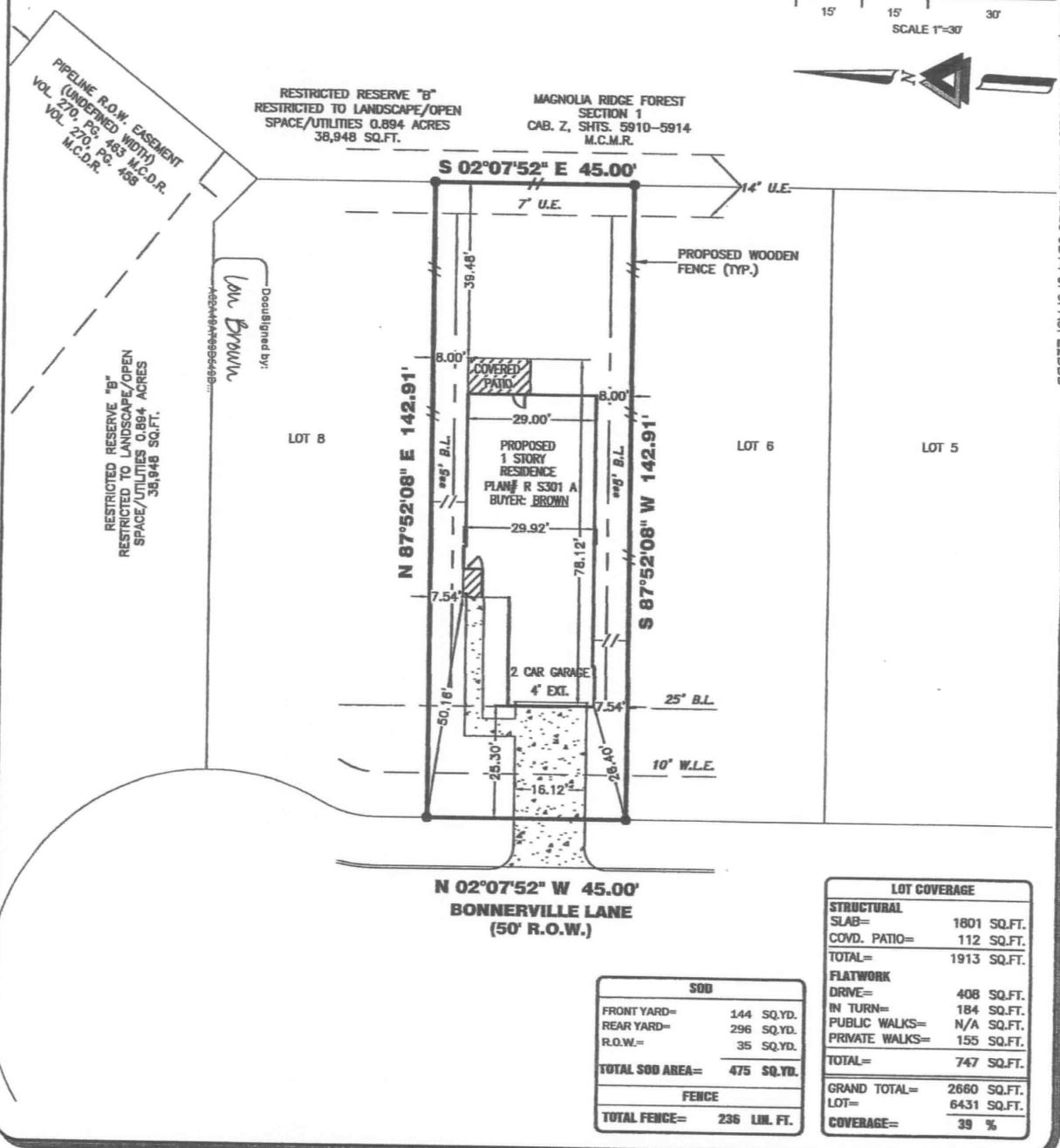
U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 () RECORD INFORMATION

LEGEND

--- EASEMENT LINE
 --- AERIAL EASEMENT (A.E.)
 --- WOOD FENCE
 --- IRON FENCE
 --- BUILDING LINE (B.L.)



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LOT COVERAGE	
STRUCTURAL	
SLAB=	1801 SQ.FT.
COVD. PATIO=	112 SQ.FT.
TOTAL=	1913 SQ.FT.
FLATWORK	
DRIVE=	408 SQ.FT.
IN TURN=	184 SQ.FT.
PUBLIC WALKS=	N/A SQ.FT.
PRIVATE WALKS=	155 SQ.FT.
TOTAL=	747 SQ.FT.
GRAND TOTAL=	2660 SQ.FT.
LOT=	6431 SQ.FT.
COVERAGE=	39 %

SOD	
FRONT YARD=	144 SQ.YD.
REAR YARD=	296 SQ.YD.
R.O.W.=	35 SQ.YD.
TOTAL SOD AREA=	475 SQ.YD.
FENCE	
TOTAL FENCE=	236 LIN. FT.

PROPERTY INFORMATION

LOT 7 BLOCK 2

SUBDIVISION:
 MAGNOLIA RIDGE FOREST SECTION 4

RECORDING INFO:
 CABINET Z SHEET 6255-58
 MONTGOMERY COUNTY TEXAS

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z SHEET 6255-58, ALR/M.C.T.K./M.C.C.

C.D.A. ORDINANCE 95-908 PER H.C.C.P. § 9-20308 AND C.D.A. ORDINANCE 89-1312 PER H.C.C.P. § 9-20302 AND REPEALED BY C.D.A. ORDINANCE 199-202.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF FEMA AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE RESILIENCE FACTORS AND ANCHORING REQUIREMENTS FOR ALL EXISTING AND PROPOSED STRUCTURES.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF THE BUYER AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUYER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REINVESTMENT TO BUYER FOR ACCESS, EASEMENTS, RESTRICTIONS, ETC.