

REGENCY POINT  
CABINET D, SHEET 103B & 104A M.C.M.R.

52



BOUNDARY & IMPROVEMENT  
SURVEY  
  
46 REGENCY POINT  
MONTGOMERY, TEXAS 77352

Lots 45, 46, 47 of REGENCY POINT, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Plat Cabinet D, Sheet 103B of the Map Records of Montgomery County, Texas, being a Replat of Regency Point recorded in Plat Cabinet C, Sheet 185B, which is a Replat of The Terraces, recorded in Plat Cabinet B, Sheet 125, both of the Map Records of Montgomery County, Texas.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:  
McClain & Horrell  
G.E. No. 65070002  
Effective date: July 24, 2006

The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record:  
Volume 1132, Page 256 of the Deed Records of Montgomery County, Texas; those recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 8214686, 9053084, 9222976, 2001-114076, and those imposed by the Map and Dedication recorded in Plat Cabinet D, Sheet 103B of the Map Records of Montgomery County, Texas.

Tract subject to the following:  
1.) flowage easements to the San Jacinto River Authority as recorded in Volume 743, Page 301; Volume 730, Page 480; Volume 743, Page 321, all of the Deed Records of Montgomery County, Texas.  
2.) Gulf States Utility Easement as recorded in Volume 571, Page 658 of the Deed Records of Montgomery County, Texas.

Tract shown hereon is located in ZONE X, areas outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0355 F effective 12/19/96.

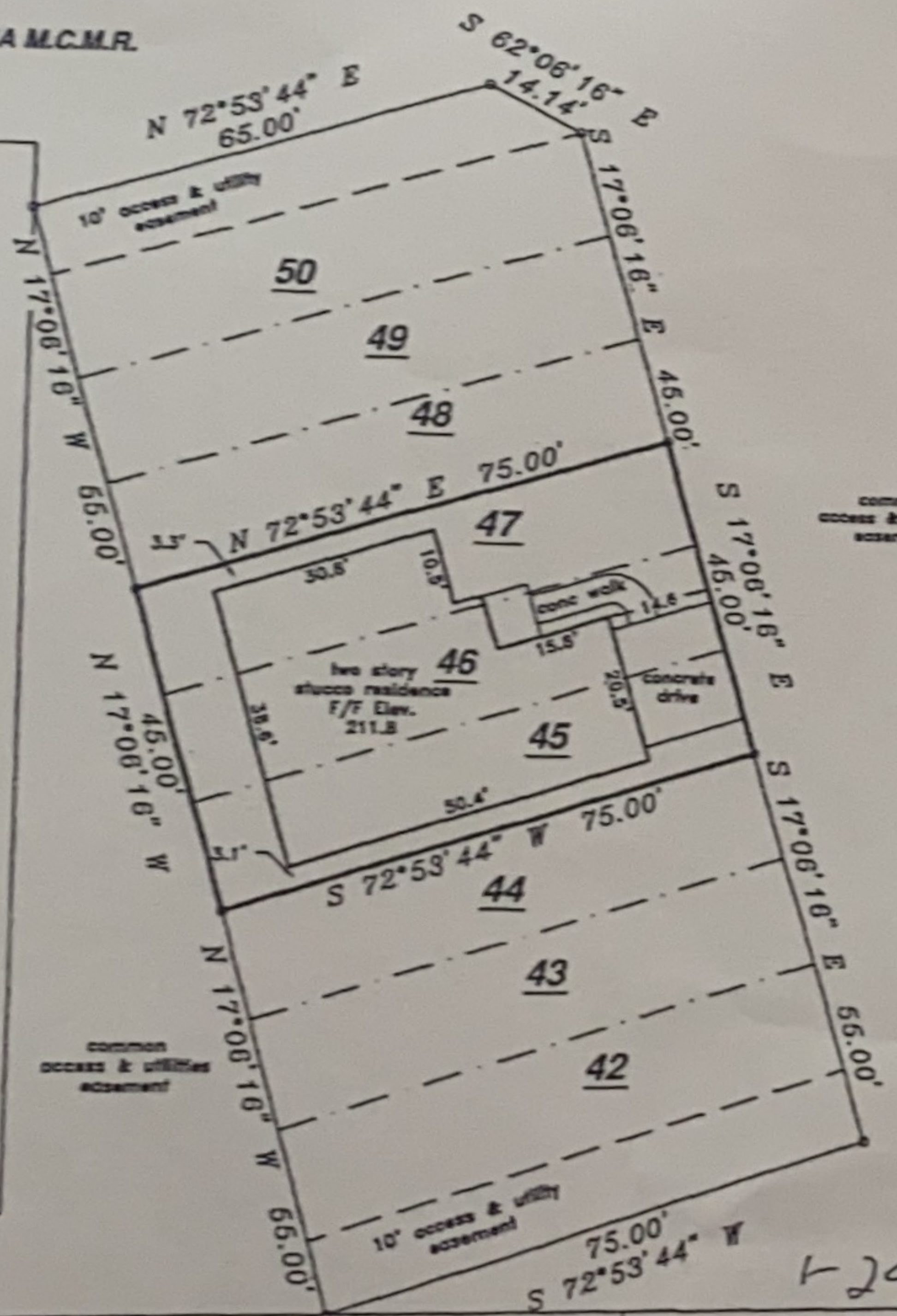
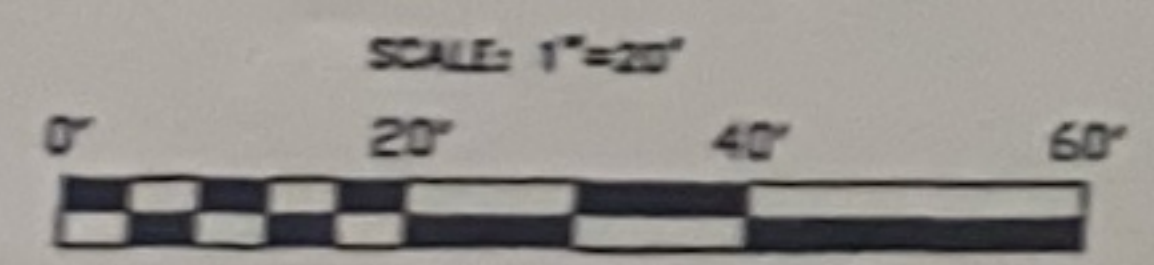
I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found of the time of survey.

Date of Survey: 20 March 2006  
Final Survey: 01 April 2006



*Kenneth E. Saury*  
Registered Professional Land Surveyor No. 5730

RESTRICTED  
RESERVE "B"



common  
access & utilities  
easement

common  
access & utilities  
easement

10' access & utility  
easement

TEXAS PROFESSIONAL SURVEYING, LLC.  
3038 N. FRAZIER SUITE B CONROE 77303  
(936)756-7447 FAX 756-7448

PROJECT NO. 001-16C	Key Map 155C	DRAWING DATE: 08/09/06 DRAWN BY JMH
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1-29-13  
*Robert P. Powell*  
*Kenneth E. Saury*