

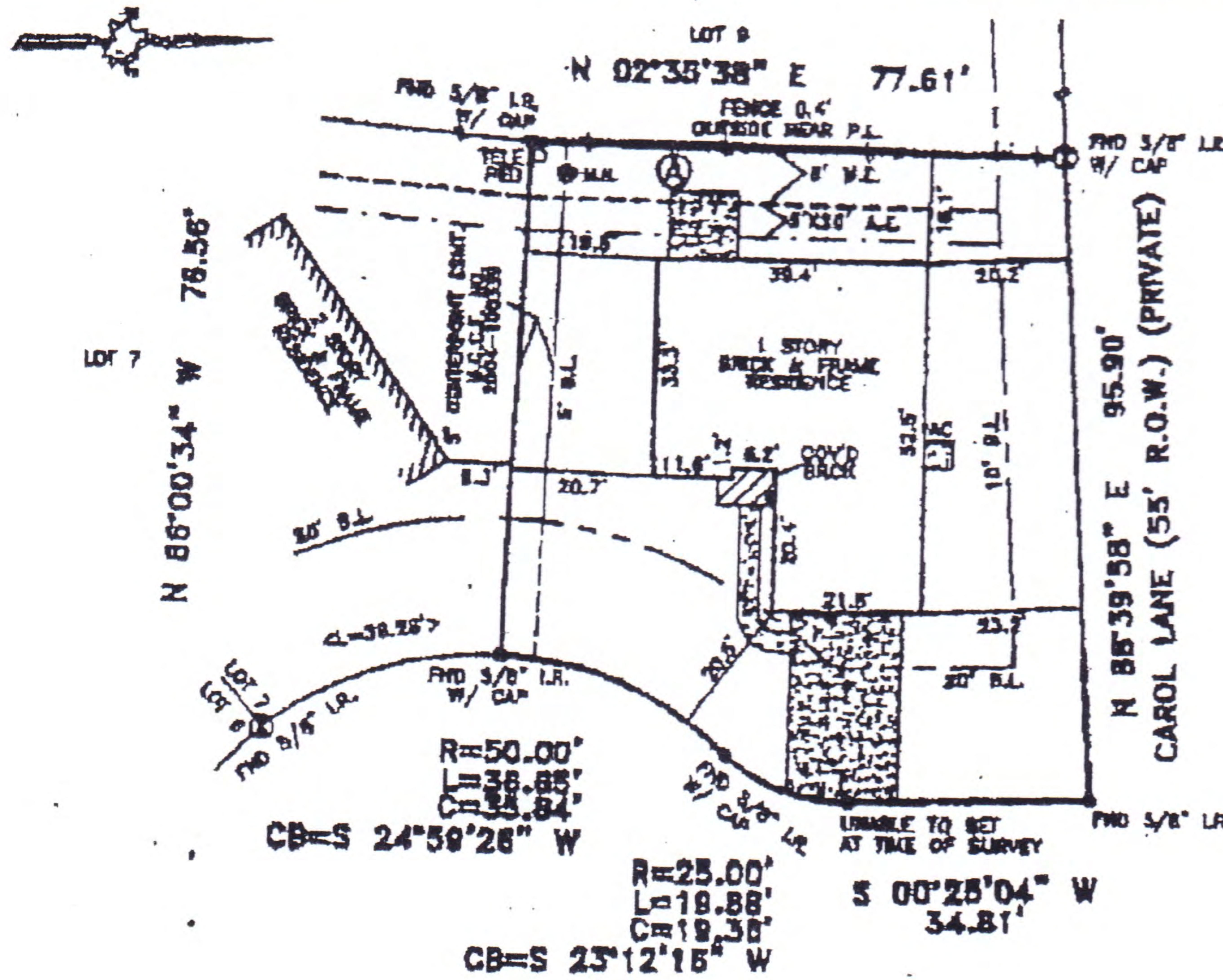


TRI-TECH SURVEYING CO., L.P.

5210 SPRUCE STREET

BELLAIRE, TEXAS, 77401

PHONE: (713) 667-0800



32515 ROSELLA LANE
(55' R.O.W.) (PRIVATE)

NOTE ON SUBDIVISION PLAT:
THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCQUIRED BY THE CITY OF PINEHURST OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF PINEHURST HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

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

*MONTGOMERY COUNTY SUBDIVISIONS
**DEED RESTRICTIONS PER M.C.C. FILE NOS. 8780589 & 2004-115020

ALL 800 CAPS SHOWN HEREON ARE "DEED 500V," UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT IS ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES-IN THE ADDITION AS SHOWN ON RECORDED "PART OF 5240" ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEPICTED PER CEMET U. SHEETS 181-182, M.M.M.C.T.C. M.C.C. FILE NOS. 8780582, 2004-104817, 2004-100332, 2004-110034, 2005-024308

BEARINGS REFERENCED TO PLAT NORTH.

Ⓐ CONC. PAVT PROHIBITS INTO 8' U.L. AS SHOWN

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

OWNER HEREBY WARRANTS AND AGREES THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNER PER RECORDED PLAT NOTE # 9.

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 DESIGNED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2005, TRI-TECH SURVEYING CO., L.P.

LEGEND

- ☐ CONCRETE
- ☐ COVERED
- ☐ ASPHALT
- < > CALL
- IRON FENCE
- //— WOOD FENCE
- ⊕ MONUMENT
- ⊙ CONTROLLING MONUMENT 9-2-05
- CHAIN LINK FENCE

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 TITLE INFORMATION PROVIDED BY FREE AMERICAN TITLE CO. C.P. No. 715862-H094, DATED 11-17-04.

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

drawn by M. CANNON

BOUNDARY SURVEY OF

ADDRESS: 32515 ROSELLA LANE, PINEHURST, TEXAS, 77382
 LOT B BLOCK 1 OF A PLAT OF DECKER OAKS ESTATES SECTION THREE
 RECORDED IN CABINET U SHEETS 151-152 MAP RECORDS MONTGOMERY COUNTY, TX
 BORROWER: JOSEPH CLEPPER
 TITLE COMPANY: FIRST AMERICAN TITLE CO. OF # 715862-H094
 SURVEYED FOR: RICHMOND AMERICAN
 F.I.R.M. MAP NO. 48339C PANEL # D485F ZONE "X" REVISED 12-19-06
 DATE: 12-16-05 SCALE: 1" = 30' JOB NO. RA364-04

Raymond R. Johnson
 12-21-05
 SURVEYOR REGISTRATION