



- NOTES:
1. BEARINGS BASED ON PLAT.
 2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
A 50 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION.
THE UTILITY AND DRAINAGE EASEMENT(S) AS SET OUT ON PLAT/MAP IN CABINET Z, SHEET 963 OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.
 4. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN CABINET Z, SHEET 963, MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NO. 2007-124844, 2014014042, 2018077582 AND 2020069623, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.
 5. DRAINAGE EASEMENT 15 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES
 6. EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2007-026061, OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.
 7. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN PARTIES THE JOY PARTNERS, LTD AND GORDY OIL COMPANY RECORDED NOVEMBER 10, 2011 IN COUNTY CLERK'S FILE NO. 2011100035 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, TYPE SURFACE USE AGREEMENT.

BOUNDARY SURVEY OF
 LOT 70, BLOCK 3, RIO VISTA, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 963, MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying
 FIRM NUMBER 10194375
 5450 NW CENTRAL DRIVE, SUITE 121
 HOUSTON, TEXAS 77092
 713-834-2277

F.I.R.M. NO. <u>483391C</u>	PANEL <u>0625 G</u>
REVISED DATE: <u>08/18/14</u>	ZONE <u>"X"</u>
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.	
SURVEYED FOR: BRAD JAY JOHNSON AND KELLIE HUDSON JOHNSON	
ADDRESS: 27647 CONCHO DRIVE, SPLENDORA, TEXAS 77372	
TITLE CO: FIRST AMERICAN TITLE	
GF. NO: 2601507-H040	
G.F. EFFECTIVE DATE: 02/05/2021	
JOB NO.: 027821	

CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

Xavier Chapa
 XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568