7031 Maczali Drive

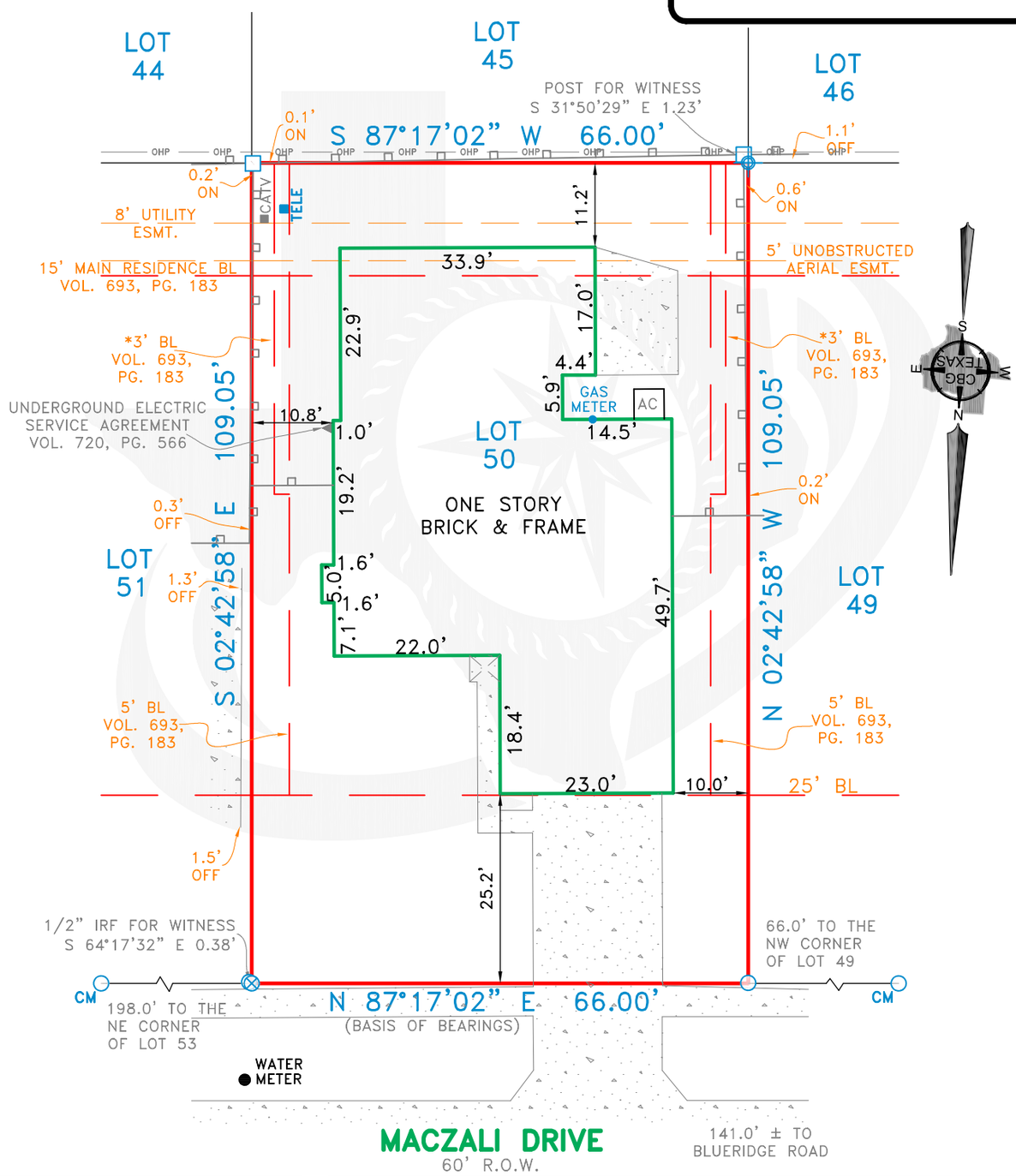
Lot 50, in Block 3, of BRIARGATE, SECTION SIX (6), a subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Volume 18, Page 6, of the Plat Records of Fort Bend County, Texas.

Fidelity National Title Insurance Company

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE

*NOTE: A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 65' OR MORE FROM THE FRONT LOT LINE MAY BE LOCATED NOT LESS THAN 3' FROM ANY SIDE LOT LINE, PER VOLUME 693, PAGE 183



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 18, PG. 6, VOL. 693, PG. 183, CF# 2006008846, 2012012071, 2012024797, 2012024798, 2015034680, 2020002395, 2020002396, 2020164367, 2011053588, 8163524

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 720, PG. 614 (77008397)

NOTE: APPARENT ENCROACHMENT INTO/OVER BUILDING SET BACK LINE

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48157C0305M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: Larry

Scale: 1" = 20'

Date: 08/31/2023

GF No.: FTH-93-FAH23003463R

Job No. 2313806

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NATHAN ALAN PARE
R.P.L.S. NO. 6845