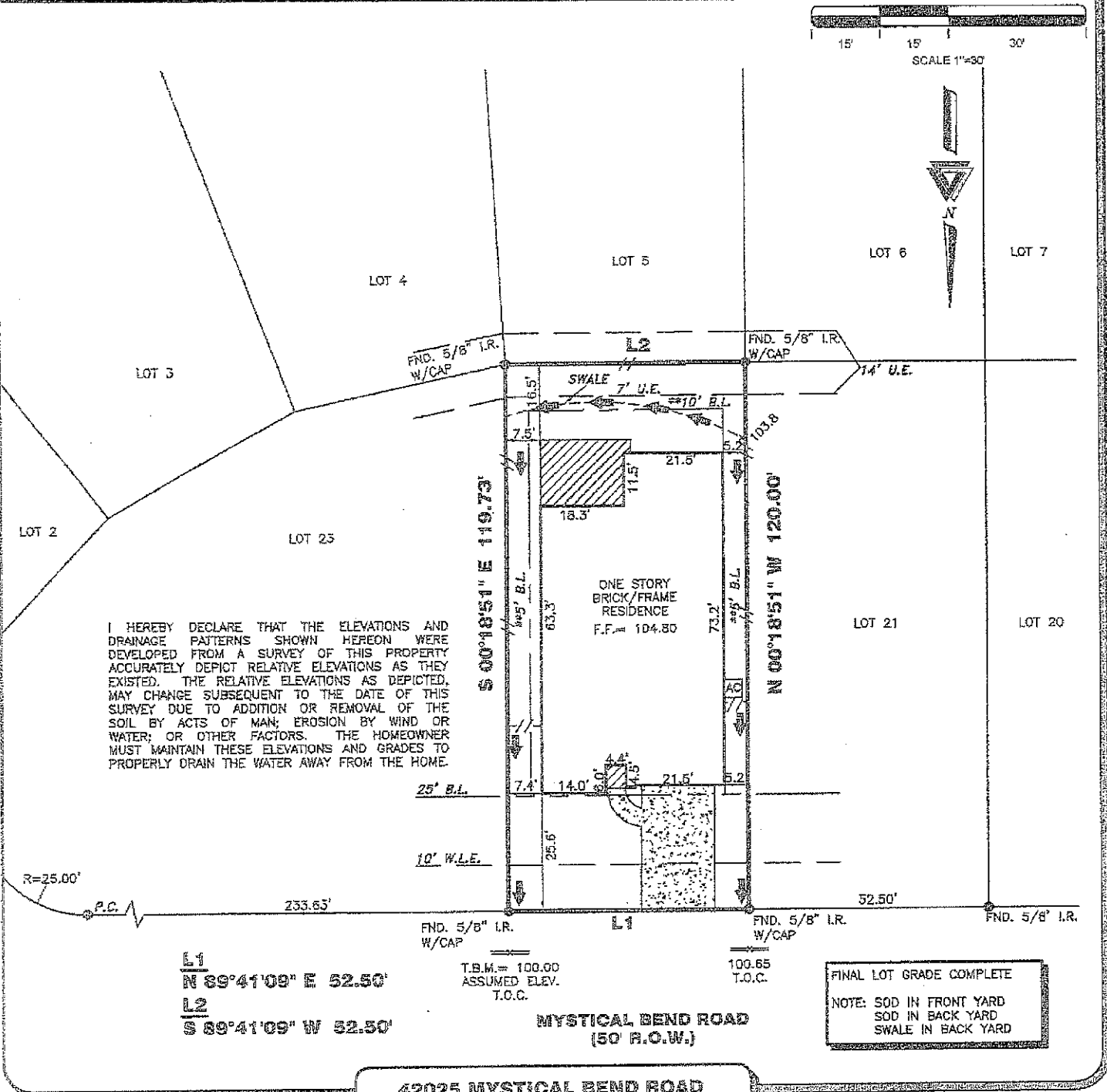


CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

LEGEND
 I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT
 FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 W.S.E. = WATER SEWER EASEMENT
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 S.T.M.S.E. = STORM SEWER EASEMENT
 R.O.W. = RIGHT-OF-WAY
 IRON FENCE
 WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER



PROPERTY INFORMATION

LOT 22 BLOCK 3
 SUBDIVISION: ESCONDIDO SECTION 1
 RECORDING INFO: CAB. Z, SHT. 7562, MAP RECORDS MONTGOMERY COUNTY, TEXAS
 BORROWER: LARRY EDWARD PRICE, II AND MATTHEW DANIEL SUMRALL
 TITLE CO.: CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
 G.F.# CTT21753076 G.F. DATE: 06-01-22
 SURVEYED FOR: PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y36272-21
 CLIENT JOB NO: N/A
 DRAWN BY: SH
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 01-19-22

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0475G
 REVISED DATE: 08-18-14 ZONE: "X"

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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB. Z, SHT. 7562, M.R.M.C.T.K., M.C.D. FILE NOS. 2021115130, 2021117938, 2021114850, 2021118051, 2022022150.
 ALL ROD CAPS ARE STAMPED "GBI PARTNERS", UNLESS OTHERWISE NOTED.
 C.O.H. ORDINANCE 85-1678 PER H.C.C.R. § 10-20206 AND C.O.H. ORDINANCE 45-1512 PER H.C.C.F.M. 201793 AND AMENDED BY C.O.H. ORDINANCE 1978-302.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 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, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF MAGNOLIA), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY SLABS, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

*Larry Edward Price II
 Matthew Daniel Sumrall
 Larry Edward Price II and
 attorney in fact*

REVISIONS

DATE	REASON	BY
05-04-22	FINAL	RA
06-15-22	ADD BUYER NAME	RR

TRI-TECH SURVEYING COMPANY, L.P.
 10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800
 www.tritechtx.com TBPLS #10115900

CERTIFICATION

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 supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 © 2022 TRI-TECH SURVEYING COMPANY, L.P.

ROBERT C. C. LIN
 2414
 PROFESSIONAL LAND SURVEYOR

Robert C. C. Lin 6/19/22

SURVEYOR REGISTRATION