

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

**LEGEND**

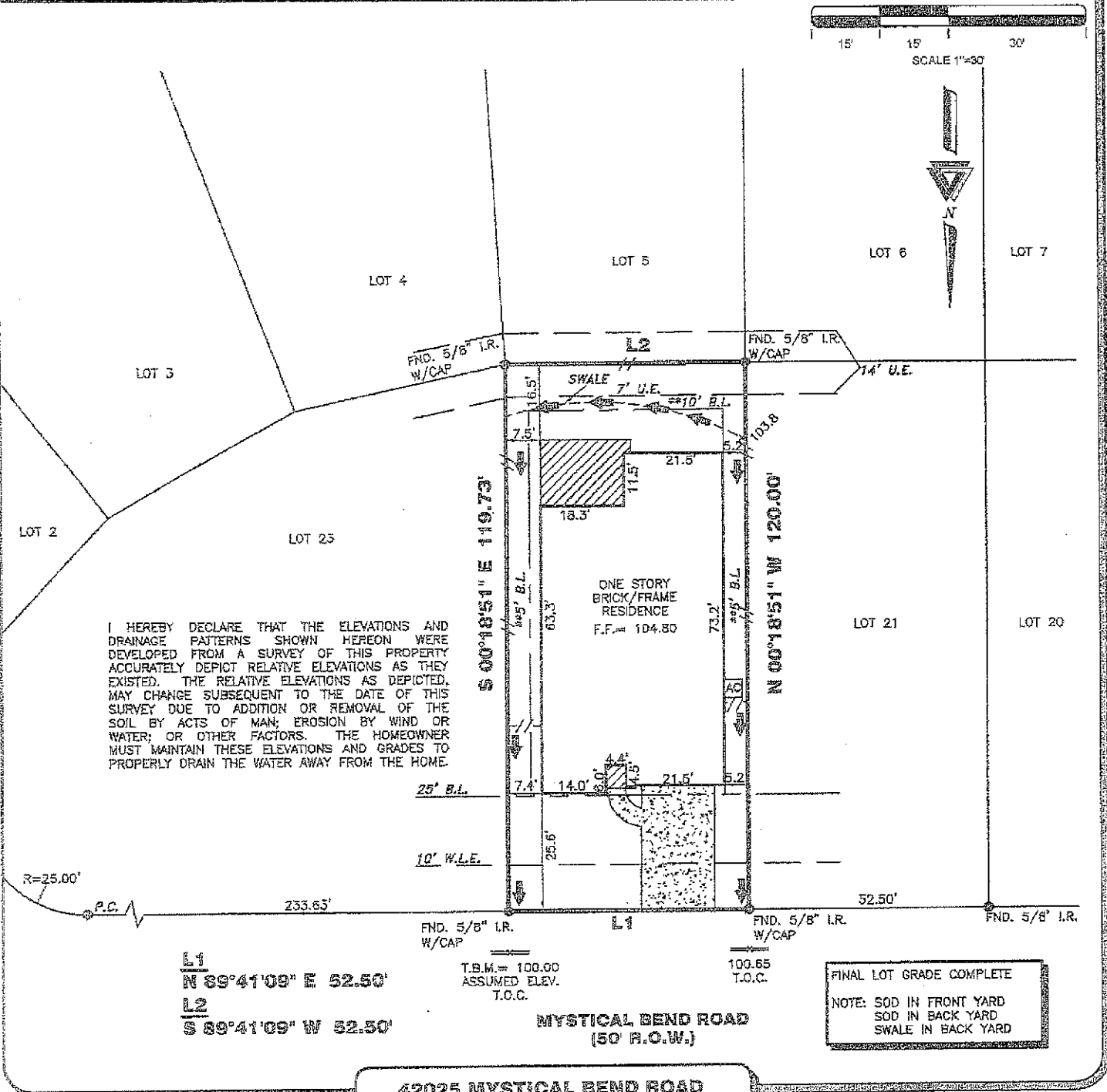
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

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

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

IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)



**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 ZONING 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, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, FILE NOS. 2021115130, 2021117938, 2021118260, 2021118261, 2022262160.

ALL ROD CAPS ARE STAMPED "GBI PARTNERS", UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1678 PER H.C.O.P. § 10-20206 AND C.O.H. ORDINANCE 45-1512 PER H.C.O.P. § 10-202783 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 MONTGOMERY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, 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**

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 3-10-2024 (GF No. OTT24776724)  
Name of Affiant(s): Larry & Price II, Matthew D Sumrall  
Address of Affiant: 42025 Mystical Bend Rd, Magnolia, TX 77354  
Description of Property: 5437000 - ESCONDIDO 01, BLOCK 3, LOT 22  
County Montgomery, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since G.P. Date: 06/01/2022 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replatings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Sign Here:  Larry & Price II

SWORN AND SUBSCRIBED this 10<sup>th</sup> day of March, 2024  
Annette P. Powell  
Notary Public

(TXR 1907) 02-01-2010

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