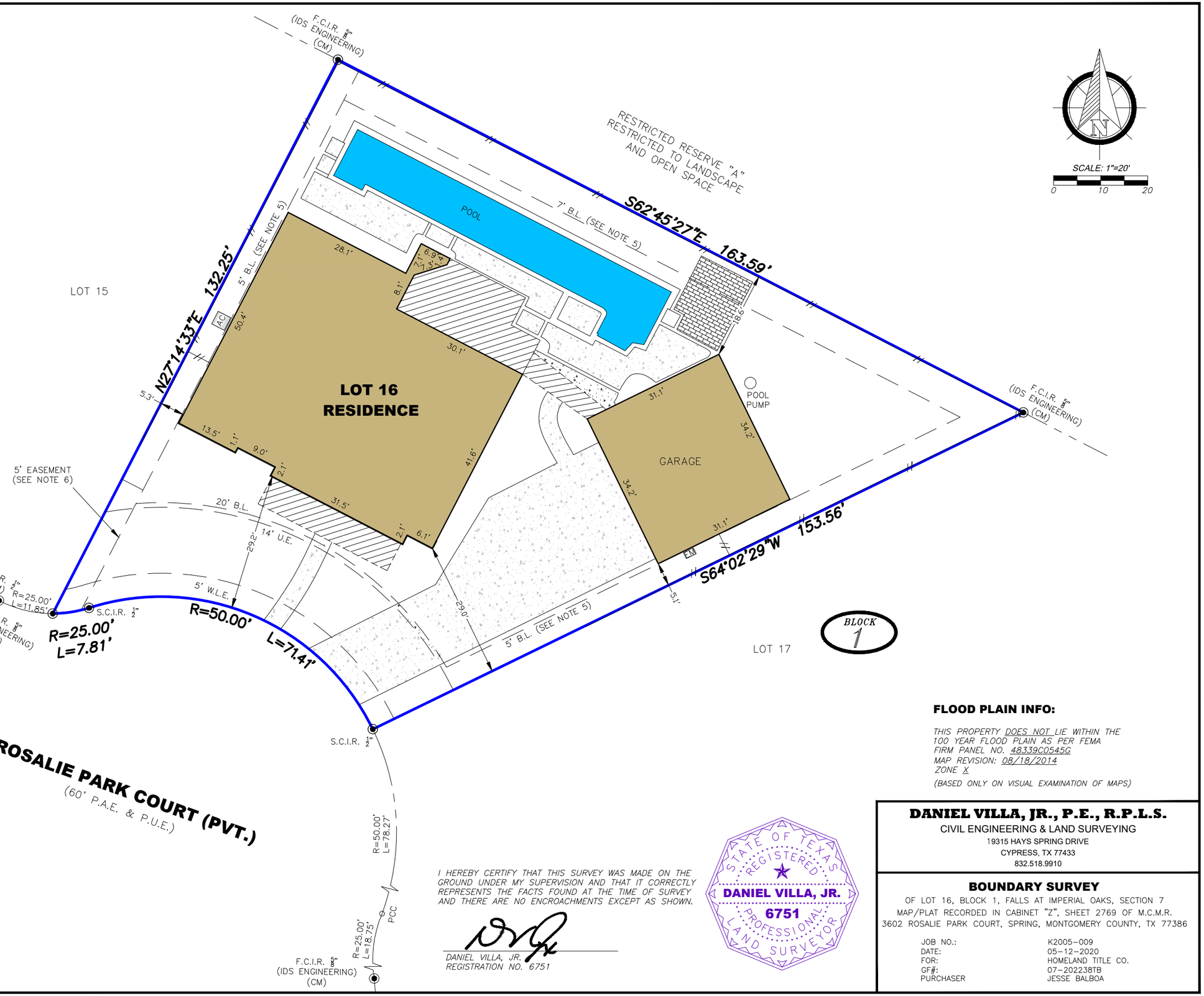
LEGEND:

B.L.=BUILDING LINE
U.E.=UTILITY EASEMENT
A.E.=AERIAL EASEMENT
P.A.E.=PRIVATE ACCESS EASEMENT
P.U.E.=PUBLIC UTILITY EASEMENT
PVT.=PRIVATE
F.I.R.=FOUND IRON ROD
S.C.I.R.=SET CAPPED IRON ROD
AC=AIR CONDITIONER
EM=ELECTRIC METER
GM=GAS METER
U.T.S.=UNABLE TO SET
BRS.=BEARS
R.O.W.=RIGHT-OF-WAY
CM=CONTROL MONUMENT

CONCRETE PAVEMENT
COVERED AREA
BRICK
PROPERTY LINE
WOOD FENCE



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
2. ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
3. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 07-202238TB.
5. BUILDING LINES 20 FEET WIDE ALONG THE FRONT PROPERTY LINE, 7 FEET WIDE ALONG THE REAR PROPERTY LINE, AND 5 FEET WIDE ALONG THE SIDE LOT LINES, OR 10 FEET FOR EXTERIOR LOT LINES ON A CORNER LOT OF THE SUBJECT PROPERTY, EXCEPT THAT A DETACHED GARAGE LOCATED 65 OR MORE FEET FROM THE FRONT PROPERTY LINE MAY BE LOCATED NOT LESS THAN 3 FEET FROM AN INTERIOR SIDE LOT LINE, ALL AS SET OUT IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2014-010675 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
6. EASEMENT 5 FEET WIDE ALONG A PORTION OF THE WESTERLY PROPERTY LINE AS GRANTED CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC ("CNP ELECTRIC"), CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS ("CNP GAS"), SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS ("AT&T"), AND COMCAST OF HOUSTON LLC ("COMCAST"), BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2014-015718 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
7. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE BY AND BETWEEN CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND IMPERIAL OAKS DEVELOPMENT CORP., RECORDED IN/UNDER CLERK'S FILE NO. 2014-010218 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
REGISTRATION NO. 6751

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48339C0545G
MAP REVISION: 08/18/2014
ZONE X
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

DANIEL VILLA, JR., P.E., R.P.L.S.
CIVIL ENGINEERING & LAND SURVEYING
19315 HAYS SPRING DRIVE
CYPRESS, TX 77433
832.518.9910

BOUNDARY SURVEY

OF LOT 16, BLOCK 1, FALLS AT IMPERIAL OAKS, SECTION 7
MAP/PLAT RECORDED IN CABINET "Z", SHEET 2769 OF M.C.M.R.
3602 ROSALIE PARK COURT, SPRING, MONTGOMERY COUNTY, TX 77386

JOB NO.:	K2005-009
DATE:	05-12-2020
FOR:	HOMELAND TITLE CO.
GF#:	07-202238TB
PURCHASER	JESSE BALBOA