



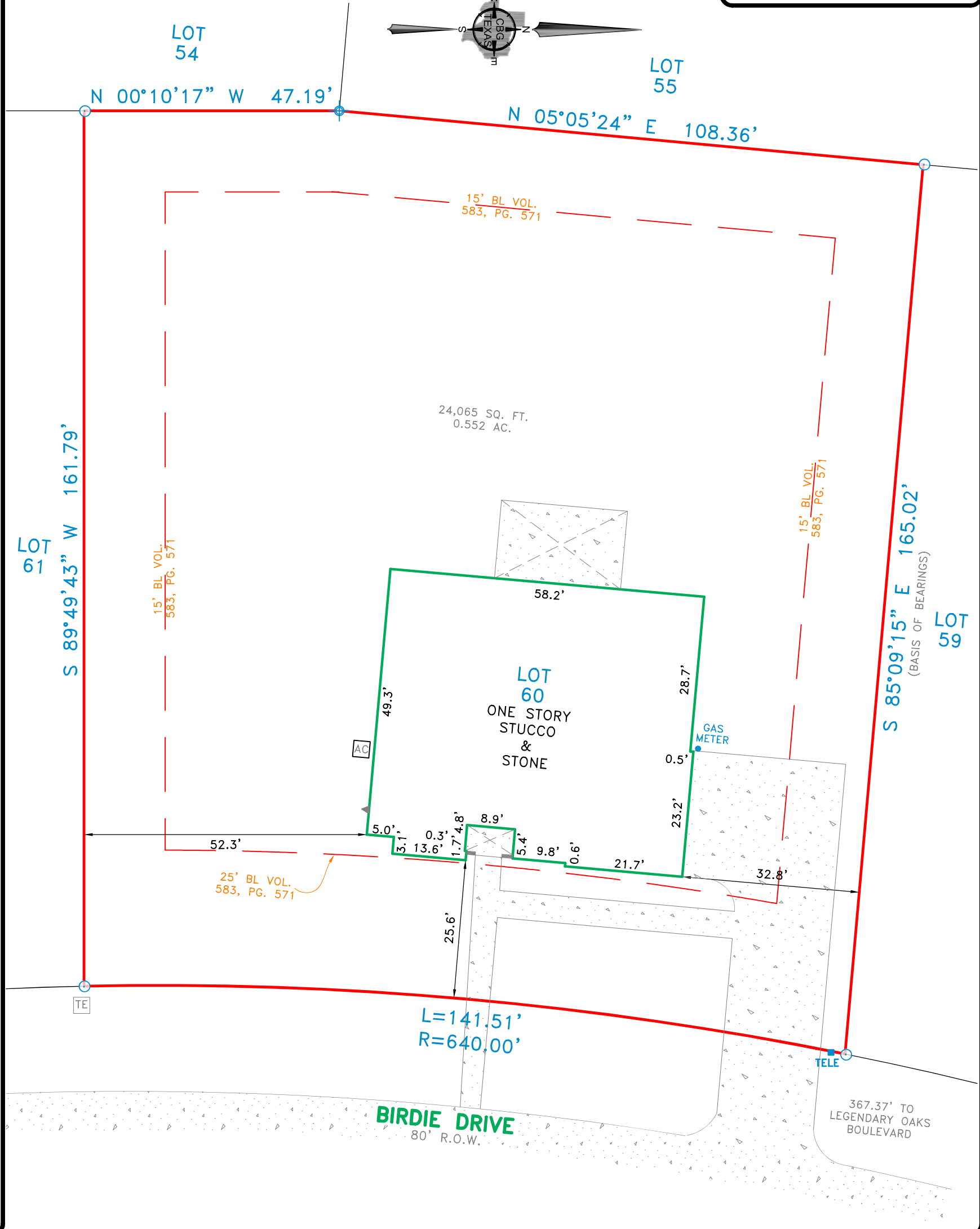
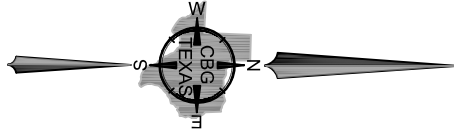
# 125 Birdie Drive

Lot 60, of LEGENDARY OAKS, a subdivision located partly the L. Abbott Survey, Abstract 1 and partly in the James Hall Survey, abstract 32, City of Hempstead, Waller County, Texas, according to the replat recorded in Volume 648, Page 829 of the Official Public Records of Waller County, Texas.



## 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
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



## EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. (1198)583, PG. 571; VOL. (1998)583, PG. 618; VOL. (1998)583, PG. 623; VOL. (1998)683, PG. 939; VOL. (2000)648, PG. 829; VOL. (2002)735, PG. 221; VOL. (2010)1195, PG. 560; CF. NO(S). 2015001056, 2020001068

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOL. (1999), 638, PG. 39; VOL. (1999)638, PG. 939; VOL. (2009)1149, PG. 818

NOTE:  
GF. NO. LISTED WAS PROVIDED TO THE SURVEYOR ON AN EXISTING SURVEY. TITLE COMMITMENT EFFECTIVE DATE: 08/17/22

Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_  
Purchaser  
Purchaser

## NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 4847C0130F, 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 the client. 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 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.

Drawn By: RYR

Scale: 1" = 20'

Date: 03/26/2024

GF No.: 2200567HE

Job No. 2216022-03



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