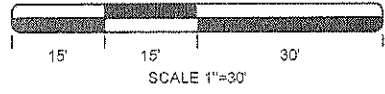
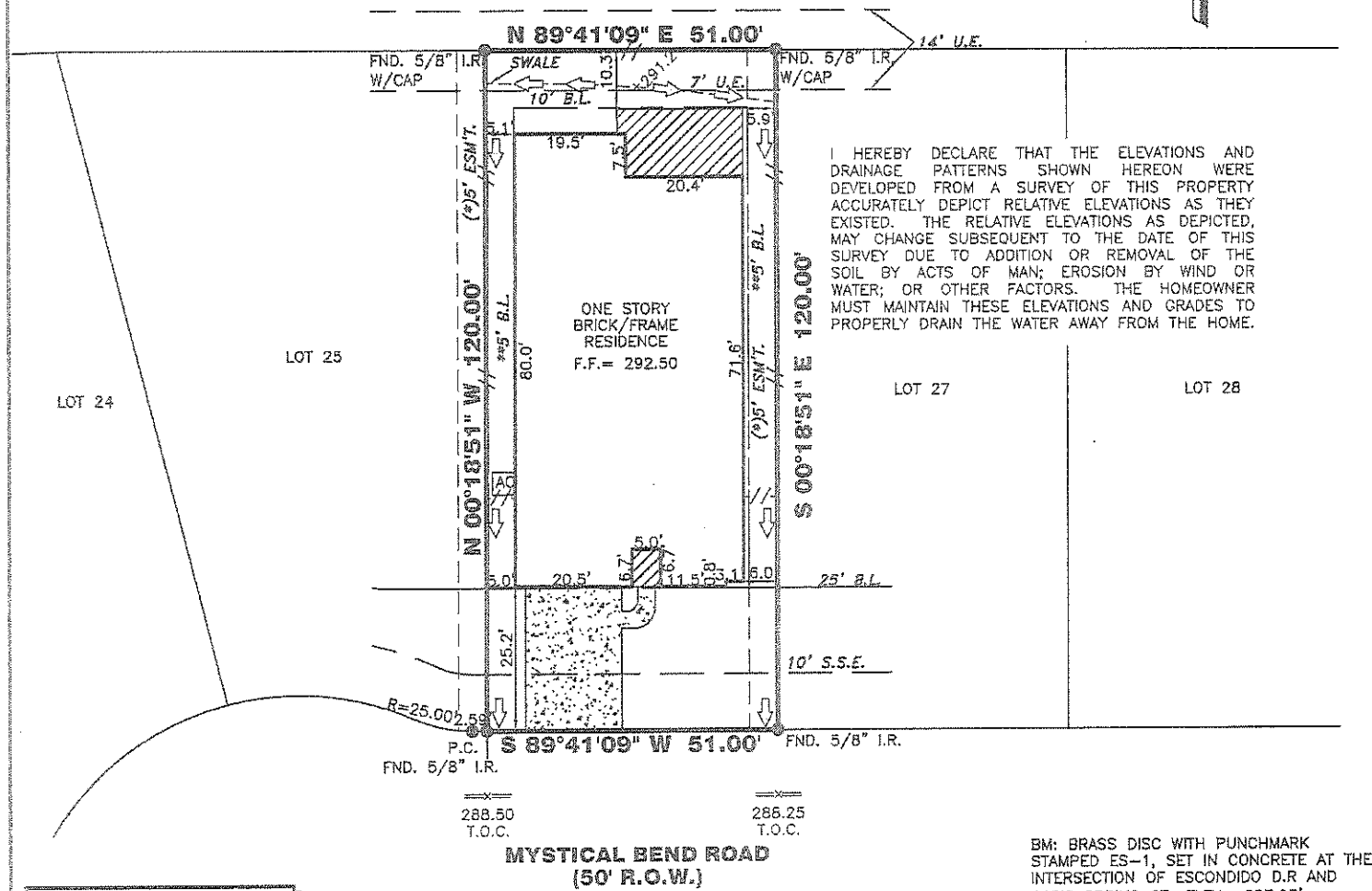


LEGEND

* CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	— I —	IRON FENCE					
** RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	— X —	WIRE FENCE					
*** BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT	— // —	WOOD FENCE					
() RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	STM.S.E. = STORM SEWER EASEMENT	— O —	CHAIN LINK FENCE					
		W.S.E. = WATER SEWER EASEMENT	R.O.W. = RIGHT-OF-WAY	— --- —	BUILDING LINE (B.L.)					
CONCRETE	COVERED	SOD	BRICK	A/C PAD	ELEC. BOX	UTIL. PED.	MANHOLE	WATER METER	EASEMENT LINE	AERIAL EASEMENT (A.E.)



CALLED 12.15 ACRES
EDGAR LEON O'NEAL
VOL. 745, PG. 783
M.C.D.R.



I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

FINAL LOT GRADE COMPLETE
NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

BM: BRASS DISC WITH PUNCHMARK STAMPED ES-1, SET IN CONCRETE AT THE INTERSECTION OF ESCONDIDO D.R. AND OASIS SPRING CT.—ELEV= 285.05'

TBM 1734-40-2: SET "BOX CUT" BOX CUT ON TOP OF INLET IN BETWEEN LOTS 28-29 BLOCK 2 (MYSTICAL BEND RD.)—ELEV= 287.85'

42056 MYSTICAL BEND ROAD

PROPERTY INFORMATION

LOT 26 BLOCK 2

SUBDIVISION:
ESCONDIDO SECTION 1

RECORDING INFO:
CAB. Z. SHT. 7562, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

BORROWER:
MARK SPIVEY AND GISELLE MARIE SPIVEY

TITLE CO.
CHIGAGO TITLE/EXECUTIVE TITLE CO., LTD.
G.F.# CTT21749918 G.F. DATE: 04-04-21

SURVEYED FOR:
PERRY HOMES, LLC

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB. Z. SHT. 7562, M.R.M.C.7X, M.G.C. FILE NOS. 202118190, 2021117628, 2021118083, 2021115051.

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

C.O.M. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.M. ORDINANCE 80-1312 PER H.C.C.F. # A-327373 AND AMENDED BY C.O.M. ORDINANCE 1999-262

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 CONNECTION 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 PERRY HOMES), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PENETRATE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

TRI-TECH SURVEYING COMPANY, L.P.

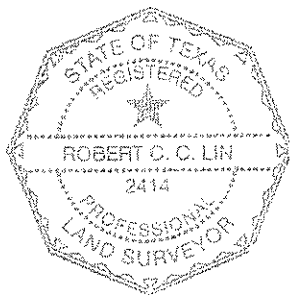
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechrx.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.



DRAWING INFORMATION

TRI-TECH JOB NO: Y35929-21

CLIENT JOB NO: N/A

DRAWN BY: NS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 12-22-21

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.

REVISIONS

DATE	REASON	BY
02-16-22	FINAL	KP
04-08-22	ADD BUYER NAME	RA

Robert O. C. Lin
SURVEYOR REGISTRATION