

**LEGAL DESCRIPTION:**

BEING LOT TWENTY-SEVEN (27), BLOCK SIX (6), OF WHISPERING PINES VILLAGE OF WATERWOOD, UNIT TWO (2), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

**TITLE COMMITMENT NOTES:**

COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF. NO. 24001732, EFFECTIVE DATE 4/10/2024, AND ISSUED ON 4/16/2024.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [ ].

**1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:**

AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 133, PAGE 360, AND VOLUME 133, PAGE 382 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND UNDER CLERK'S FILE NO. 04-1617, PAGE 7287, CLERK'S FILE NO. 20190509, PAGE 2681, CLERK'S FILE NO. 20226539, PAGE 34146, CLERK'S FILE NO. 20234802, PAGE 24466, AND CLERK'S FILE NO. 20240147, PAGE 38273, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. [SUBJECT TO]

**10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:**

- g. RIGHT-OF-WAY EASEMENT DATED MAY 30, 1979, EXECUTED BY HORIZON PROPERTIES CORPORATION AND HORIZON DEVELOPMENT CORPORATION TO COUNTY OF SAN JACINTO, RECORDED IN VOLUME 185, PAGE 161, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. [OVER AND ACROSS STREET RIGHT OF WAY EASEMENT]
- h. TWENTY-FIVE FOOT (25') BUILDING LINE ALONG THE NORTHWEST FRONT PROPERTY LINE, A TEN FOOT (10') BUILDING LINE ALONG THE REAR PROPERTY LINE, A FIFTEEN (15') FOOT BUILDING LINE ALONG THE NORTHEAST SIDE PROPERTY LINE AND A SEVEN (7) FOOT BUILDING LINE ALONG THE WEST BOUNDARY LINE, AS SET FORTH ON THE RECORDED PLAT AND/OR IN THE RECORDED RESTRICTIONS. [SHOWN HEREON]

**CONTROL NOTE:**

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID. UNITS: US SURVEY FEET.

**FLOODPLAIN NOTE:**

PER FEMA, THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.R.M. PANEL NO. 48407C0075C, SAN JACINTO COUNTY, TEXAS DATED 11/04/2010. PER FEMA, UNSHADED ZONE "X" IS A MINIMAL FLOOD HAZARD AREA, LOCATED OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOOD ZONES, FLOOD MAPPING, AND BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CURVE TABLE - AS SURVEYED				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	54.98'	N 71°36'12" E	49.50'

**LEGEND**

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- BUILDING SETBACK LINE (BSL)
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ "MCS 6714" CAP
- SIGN (AS NOTED)
- SANITARY SEWER MANHOLE
- WATER METER
- TELECOMMUNICATION PEDESTAL
- ELECTRIC VAULT

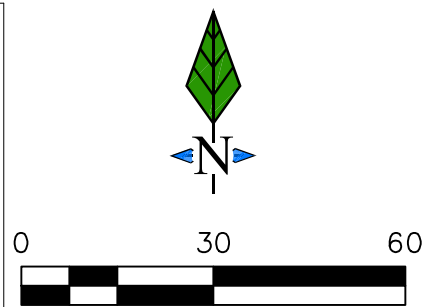


**0.2522 ACRE  
LOT 27, BLOCK 6  
LAND TITLE SURVEY  
SAN JACINTO COUNTY, TEXAS**

Date: 4/21/2024 GF No. 24001732  
 Job# 0198-SJ385A Scale: 1"=30' Size: 11X17  
 Address: QUEENSWOOD PLAZA Drawn By:  
 City: HUNTSVILLE Zip: 77320 GC



**SURVEYOR'S CERTIFICATE:**  
 TO: LAGO HOMES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II LAND TITLE SURVEY.  
 GARRETT CAVAIUOLO  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6714



**SURVEYOR'S NOTES:**

1. PER ITEM #20 DESCRIBED IN VOLUME 133, PAGE 382 "PROTECTIVE COVENANTS", EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS INDICATED ON THE RECORDED PLAT. \*NO EASEMENTS ARE SHOWN OR MENTIONED ON THE RECORDED PLAT THAT COVER THE EXISTING UTILITY APPURTENANCES SHOWN HEREON.
2. THERE IS AN ENCROACHMENT OF A SWING SET/PLAY SCAPE AT THE SOUTH CORNER OF THE SUBJECT LOT. [SHOWN HEREON]

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