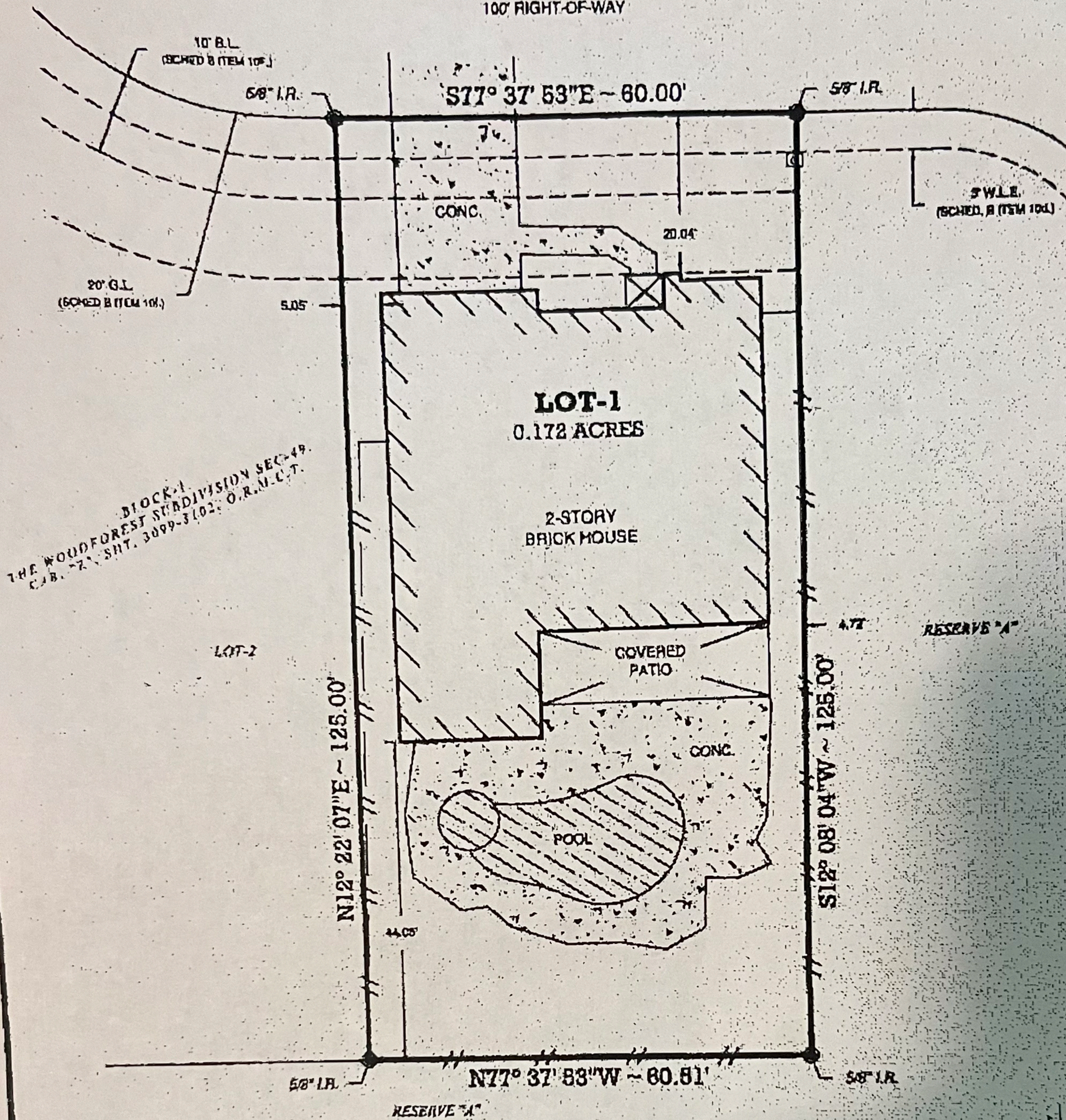


PINTAIL COURT
100' RIGHT-OF-WAY



BLOCK-1
THE WOODFOREST SUBDIVISION SEC-49
CAB. "Z", SHT. 3099-3102, O.R.M.C.T.

SURVEYOR'S NOTES

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL UNLESS NOTED OTHERWISE.
2. THIS PROPERTY SURVEYED LIES IN ZONE "X" ACCORDING TO THE PLMA FIRM MAPS RECORD DATED 10, 2014.
3. THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21-1764-5A, EFFECTIVE DATE OF MAY 27, 2021.

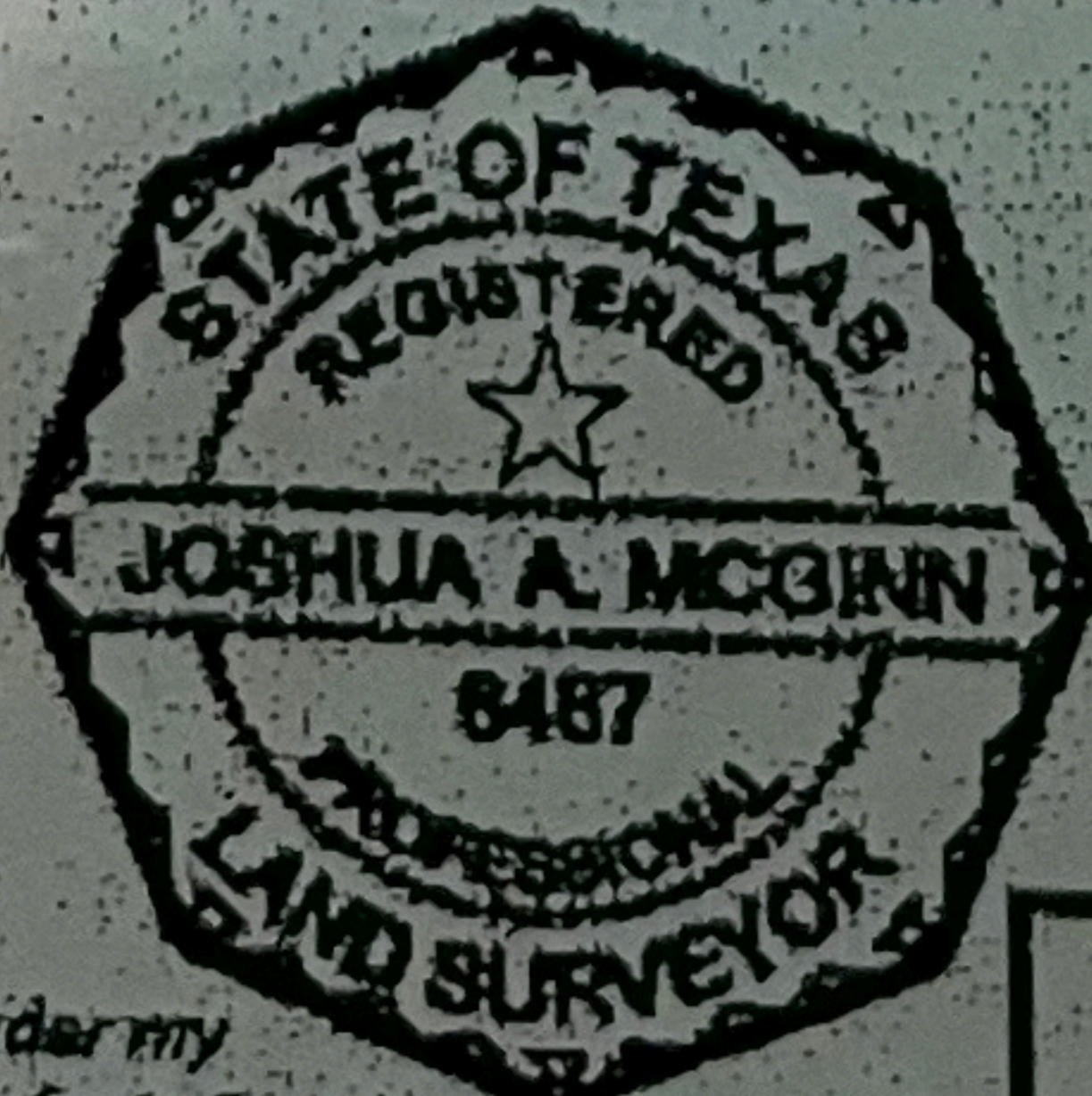
SCHEDULE B ITEMS

- (a) WATER LINE EASEMENT, 5 FEET LOCATED ALONG THE FRONT PROPERTY LINE, AS RECORDED UNDER CADDET "Z", SHEET 2069, O.R.M.C.T., DOES AFFECT PROPERTY SURVEYED, AS SHOWN HEREON.
- (b) ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO A 10-FOOT FRONT BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE STREET, AS RECORDED UNDER NOTES 7.A, CADDET "Z", SHEET 2069, O.R.M.C.T., DOES NOT AFFECT PROPERTY SURVEYED, NOT SHOWN HEREON.
- (c) ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO A 20-FOOT CARPORT OR GARAGE SETBACK WHEN THE FACE IS PARALLEL TO THE STREET. THE DIMENSION OF THE STRUCTURE SHALL BE RESTRICTED TO 10-100' BUILDING LINE, AS RECORDED UNDER NOTE 7.A, CADDET "Z", SHEET 2069, O.R.M.C.T., DOES AFFECT PROPERTY SURVEYED, AS SHOWN HEREON.
- (d) DRAINAGE EASEMENT, 15 FEET LOCATED ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE EASEMENTS, AS RECORDED UNDER CADDET "Z", SHEET 2069, O.R.M.C.T., DOES NOT AFFECT PROPERTY SURVEYED, NOT SHOWN HEREON.

LEGEND	
●	FOUND MONUMENT (AS NOTED)
I.R.	IRON ROD
W.L.E.	WATER LINE EASEMENT
B.L.	BUILDING SETBACK LINE
G.L.	GARAGE SETBACK LINE
⊗	WATER METER
— // —	FENCE
O.R.M.C.T.	OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

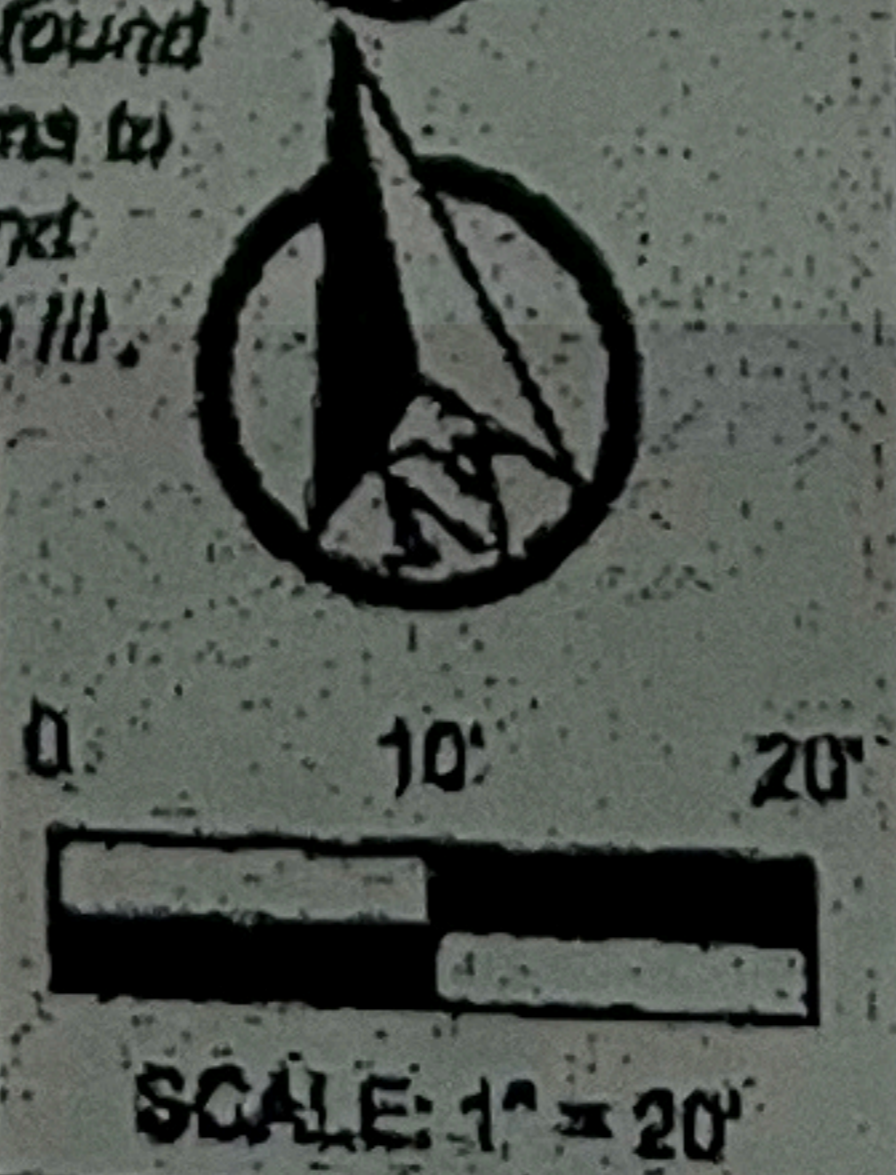
[Signature]
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 8487

06-04-2021
DATE



I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition III.

SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3211 S. MAIN STREET, PEASLAND, TX 77661
PHONE: 281-480-6880
WWW.SP-SURVEYING.COM
TBP LSI 10184401



LAND TITLE SURVEY
OF LOT-1, BLOCK-1,
OF THE WOODFOREST
SUBDIVISION SEC-49,
AS RECORDED IN
CAB. "Z", SHT. 3099-3102, O.R.M.C.T.
SITUATED IN
THE J. HODGE SURVEY, A-19
MONTGOMERY COUNTY, TEXAS

PLAT 1 OF 1 DATE 06-04-2021 LN 21123

4/29/22