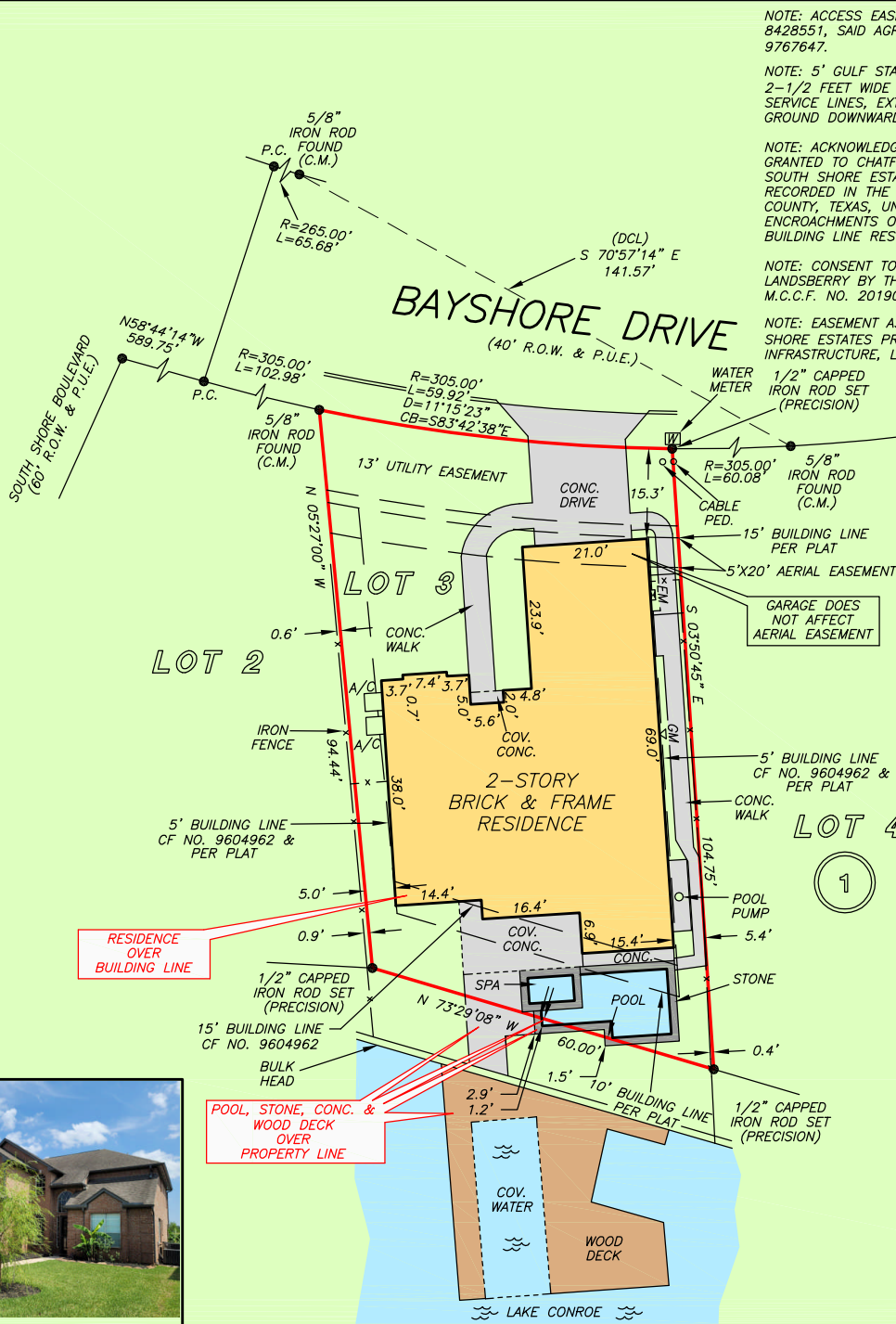


GF NO. 2201641 OLD REPUBLIC TITLE
 ADDRESS: 373 BAYSHORE DRIVE
 MONTGOMERY, TEXAS 77356
 BORROWER: JOHN MICHAEL ARDEN JR.

LOT 3, BLOCK 1 SOUTH SHORE ESTATES, SECTION 4

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET H, SHEET 160B, OF THE MAP
 RECORDS OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: ACCESS EASEMENT AGREEMENT AS PER M.C.C.F. NO. 8428551, SAID AGREEMENT MODIFIED AS PER M.C.C.F. NO. 9767647.

NOTE: 5' GULF STATES UTILITIES COMPANY EASEMENT, BEING 2-1/2 FEET WIDE ON EACH SIDE OF UNDERGROUND ELECTRIC SERVICE LINES, EXTENDING FROM THE SURFACE OF THE GROUND DOWNWARD; ALL AS PER M.C.C.F. NO. 9604962.

NOTE: ACKNOWLEDGMENT AND APPROVAL OF VARIANCES GRANTED TO CHATFIELD, LTD., IN INSTRUMENT EXECUTED BY SOUTH SHORE ESTATES P.O.A., DATED JUNE 19, 1998, RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, UNDER M.C.C.F. NO. 9846248, REGARDING ENCROACHMENTS OF TWO-STORY BRICK RESIDENCE INTO 15' BUILDING LINE RESTRICTION ALONG THE REAR LOT LINE.

NOTE: CONSENT TO ENCROACHMENT GRANTED TO MATTHEW LANDSBERRY BY THE SAN JACINTO RIVER AUTHORITY AS PER M.C.C.F. NO. 2019068034.

NOTE: EASEMENT AS SHOWN IN INSTRUMENT FROM SOUTH SHORE ESTATES PROPERTY OWNER'S ASSOCIATION TO TACHUS INFRASTRUCTURE, LLC, AS PER M.C.C.F. NO. 2020066809.



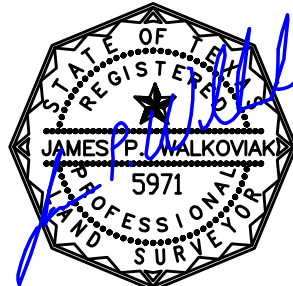
THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0200 G MAP REVISION: 08/18/2014 ZONE AE BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: CABINET H, SHEET 160B, M.R.M.C.T.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 22-04062
 JUNE 9, 2022



DRAWN BY: DC



OLD REPUBLIC TITLE
 SUE GEISLER
 936-582-5130



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