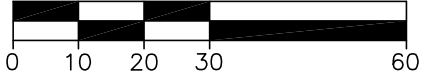
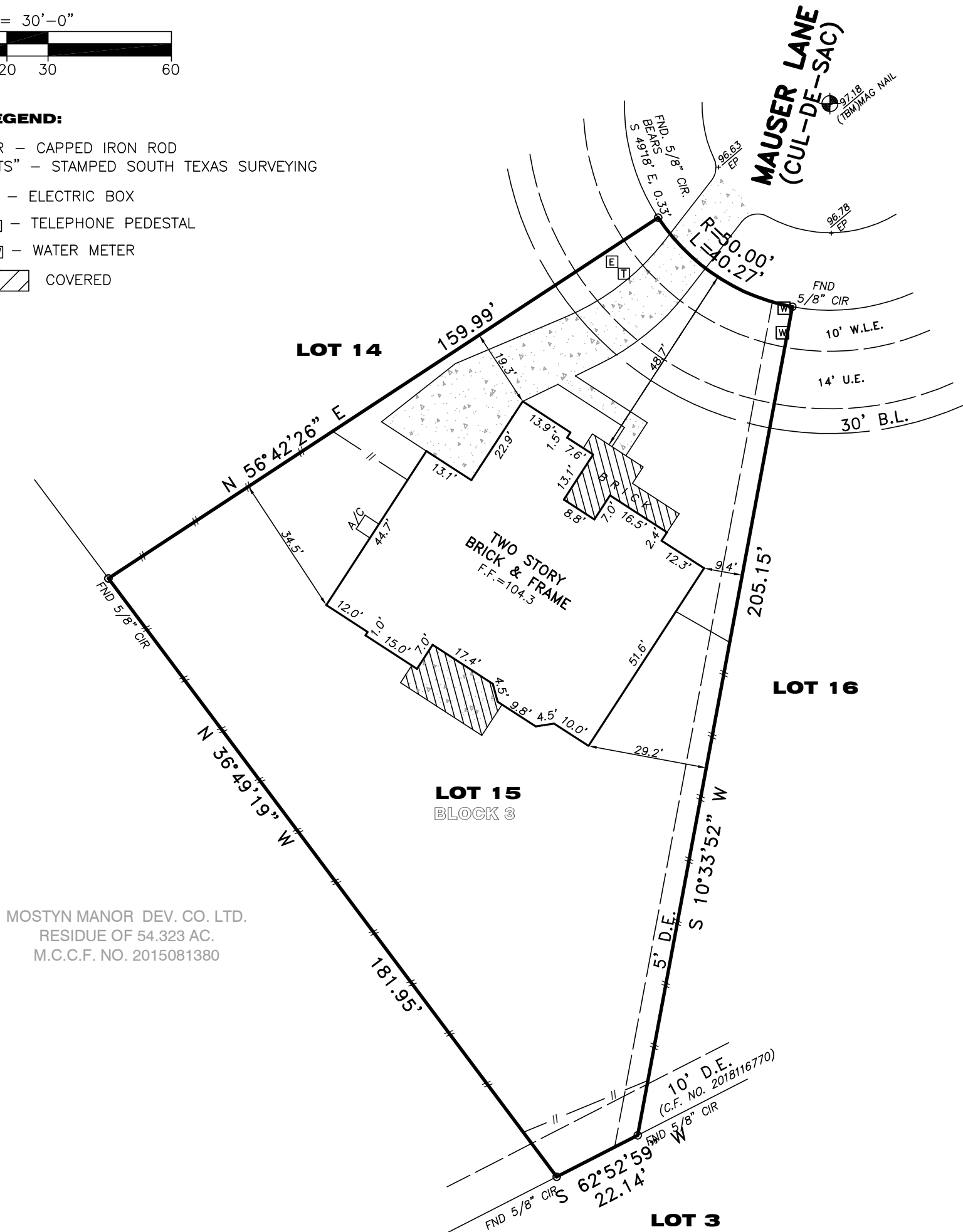


SCALE: 1" = 30'-0"



LEGEND:

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- - ELECTRIC BOX
- - TELEPHONE PEDESTAL
- - WATER METER
- ▨ COVERED



MOSTYN MANOR DEV. CO. LTD.
 RESIDUE OF 54.323 AC.
 M.C.C.F. NO. 2015081380

SURVEY OF

LOT 15, BLOCK 3 OF MOSTYN, MANOR, SECTION 10 ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET Z, SHEETS 7420-21 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

NOTES:

1. BEARING BASIS IS THE COMMON PROPERTY LINE OF LOTS 14 AND 15, BLOCK 3 BEING N 56°42'26" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN AS IDENTIFIED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 21-628031-HC EFFECTIVE JULY 25, 2022.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 21-628031-HC of FIRST NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 40901 MAUSER LANE
 CITY: MAGNOLIA, TEXAS 77354
 PURCHASER: JOSHUA PAUL MCDONALD AND MERRY ALYSON MCDONALD
 JOB NO.: 0763-22 SCALE: 1" = 30' DATE: 4-13-22 SHEET 1 OF 1

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48339C 0485G, DATE 08-18-2014. BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



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 (281) 556-6918 FAX (281) 556-9331

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B.C.