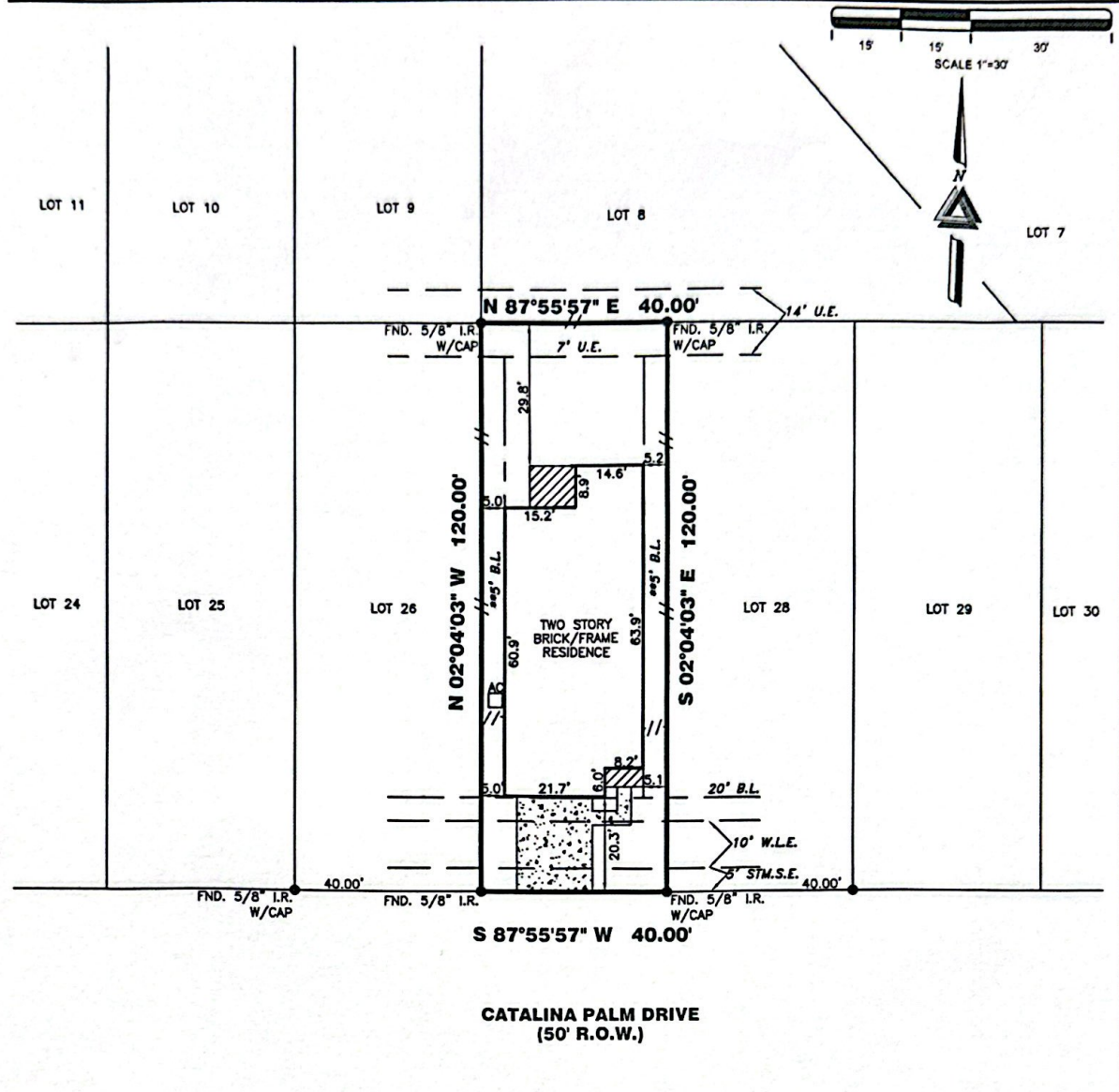


LEGEND

| | | | | | |
|--------------------------|-------------------------|---------------------------------|---------------------------------|----------|------------------------|
| ★ CITY ORDINANCES | IR = IRON ROD | FND = FOUND | M U E = MUNICIPAL UTILITY ESMT. | — I — | IRON FENCE |
| ★★ RESTRICTIVE COVENANTS | IP = 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 | — B.L. — | BUILDING LINE (B.L.) |
| | | | | — E.L. — | EASEMENT LINE |
| | | | | — A.E. — | AERIAL EASEMENT (A.E.) |

CONCRETE
 COVERED
 SOD
 BRICK
 AC PAD
 ELEC. BOX
 UTIL. PED.
 (MH) MANHOLE
 WATER METER



21254 CATALINA PALM DRIVE

PROPERTY INFORMATION

LOT 27 BLOCK 1

SUBDIVISION:
MARVIDA SEC 17

RECORDING INFO:
FILM CODE NO. 700706, MAP RECORDS
HARRIS COUNTY, TEXAS

BORROWER:
EDSON JAIR BARRIOS GARCIA AND SAMANTHA BARRIOS

TITLE CO.
PLATINUM TITLE PARTNERS, L.P.

G.F.# 23-72241-20 G.F. DATE: 12-11-23

SURVEYED FOR:
SDH HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: DS3237-23

CLIENT JOB NO: N/A

DRAWN BY: MU

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0415N

REVISED DATE: 11-15-19 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON CALCUING 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.

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 700706, M.R.H.C. FILE NOS. RP-2020-144328, RP-2020-445367, RP-2020-445368, RP-2020-584708, RP-2021-72118, RP-2021-446570, RP-2021-579599, RP-2021-800672, RP-2021-828183, RP-2021-737157, RP-2022-444148, RP-2022-10885, RP-2023-420183

ALL ROD CAPS ARE STAMPED 'JONES & CARTER', UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.M. ORDINANCE 85-1876 PER H.C.C.F. § 11-253886 AND C.O.M. ORDINANCE 88-1312 PER H.C.C.F. § 11-253753 AND AMENDED BY C.O.M. ORDINANCE 1989-282.

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 CONJUNCTION 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 HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

SITE SUBJECT TO NON-SURVEY AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRIC SERVICES TO CMP ELECTRIC BY H.C.C.F. § 11-253886 (CANNOT BE DELINEATED).

SITE SUBJECT TO NON-SURVEY SHORT FORM BLANKET ESMT. GRANTED TO CMP ELECTRIC BY H.C.C.F. § 11-253886 (CANNOT BE DELINEATED) (LOT AFFECTED).

SUBDIVISION SUBJECT TO NON-SURVEY SHORT FORM BLANKET ESMT. GRANTED TO CMP ELECTRIC, CMP GAS AT&T & COMCAST BY H.C.C.F. § 11-253886, WITH PARTIAL RELEASE OF BLANKET ESMT. PER H.C.C.F. § 11-253886 (LOT AFFECTED).

REVISIONS

| DATE | REASON | BY |
|----------|----------------|------|
| 03-14-23 | FORM | MU |
| 06-02-23 | FINAL | BI |
| 08-21-23 | CHG BUYER NAME | MDOB |
| 12-20-23 | CHG BUYER NAME | MDOB |

TRI-TECH
SURVEYING COMPANY, L.P.

14041 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.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.
© 2023 TRI-TECH SURVEYING COMPANY, L.P.

12/21/2023

MARK S. BROWN
 5553
 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION