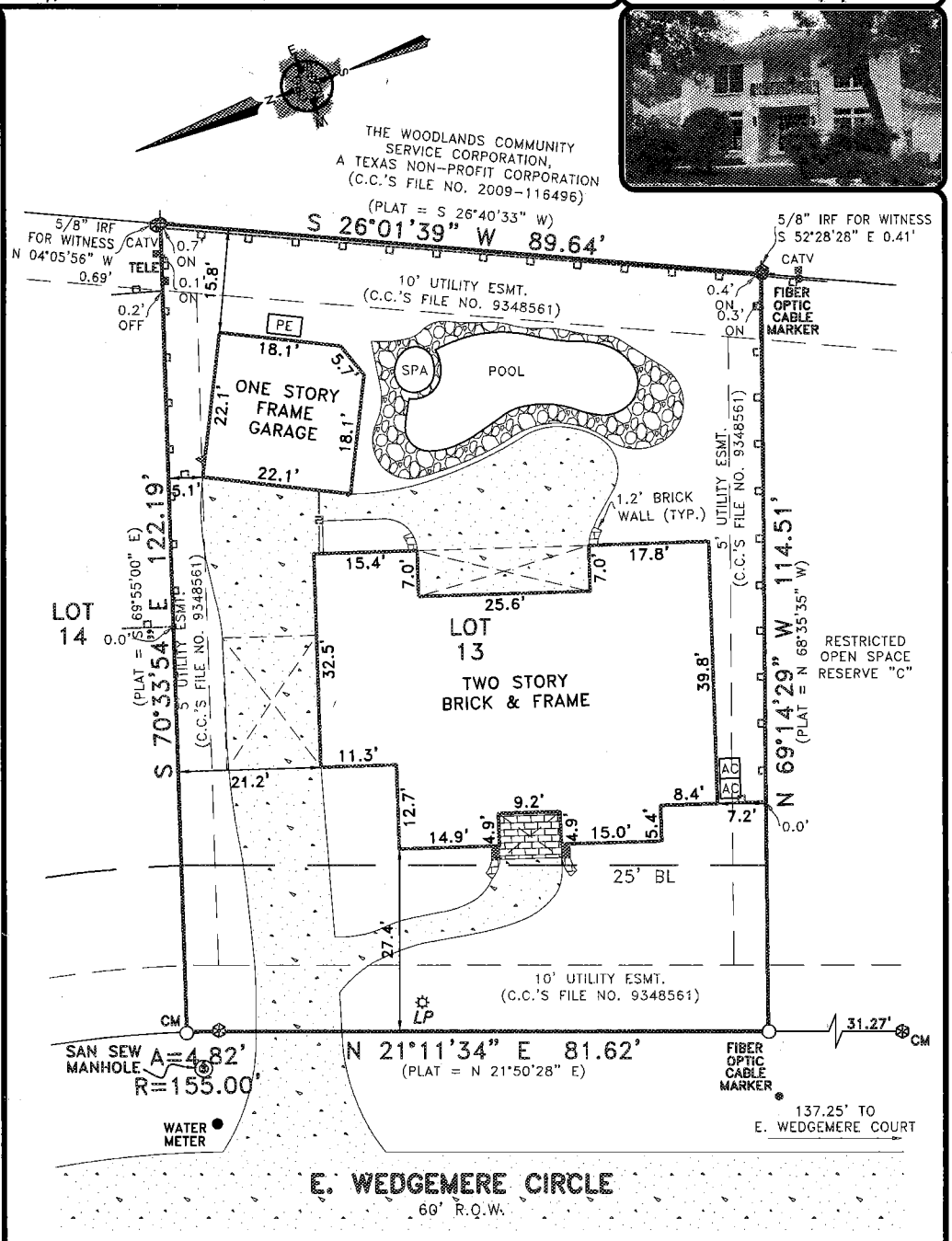
30 E. Wedgemere Circle

Lot 13, Block 1, REPLAT OF THE VILLAGE OF COCHRAN'S CROSSING, SECTION ELEVEN (11), a subdivision situated in the Henry Dunman Survey, A-163, Montgomery County, Texas, according to the Map or Plat recorded in Cabinet F, Sheet 103-A, Map Records of Montgomery County, Texas.

Capital Title
A Shaddock Company

LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⊛ 5/8" ROD FOUND
- POINT FOR CORNER
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- ■ COLUMN
- ● POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —○— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- —×— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- PIPE FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK
- TILE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. F, SHT. 103A; C.'S FILE NO(S). M337573, N253886, 8947797, 9000231, 9001423 (LOT SPECIFIC) 2000-000528, 2002-004257, 2006-010841 & 2009116493

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0520G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Capital Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: Karina Abdala
Purchaser

Date: 04.29.24

Purchaser

Drawn By: EGR

Scale: 1" = 20'

Date: 04/15/2024

GF No.: 24-792912-TW

Job No. 2405610

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STATE OF TEXAS REGISTERED BRYAN CONNALLY 5513 PROFESSIONAL LAND SURVEYOR

BRYAN CONNALLY
TEXAS NO. 5513