

GF NO. 2100814 OLD REPUBLIC TITLE  
 ADDRESS: 35 REGENCY POINT  
 HOUSTON, TEXAS 77356  
 BORROWER: ERIC ALIS AND  
 PAMELA ALIS

# LOT 35 REGENCY POINT

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET D, SHEET 103-B OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS BEING A REPLAT OF REGENCY POINT  
 RECORDED IN CABINET C, SHEET 185-B, WHICH IS A REPLAT OF  
 THE TERRACES, RECORDED IN CABINET B, SHEET 125, BOTH OF  
 THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS



NOTE: RESTRICTED QUALITY ZONE, EXECUTED BY TEXAS WATER QUALITY BOARD AND SAN JACINTO RIVER AUTHORITY, AS PER VOLUME 741, PAGE 445, M.C.D.R., HAVING BEEN AMENDED BY ORDER OF THE TEXAS WATER QUALITY BOARD, BEARING ORDER NO. 76-1216-4, AND BEING FURTHER AMENDED BY ORDER OF THE SAN JACINTO RIVER AUTHORITY AND THE TEXAS WATER COMMISSION.

NOTE: EASEMENTS GRANTED TO GULF ESTATES UTILITIES AS PER VOLUME 871, PAGE 659, M.C.D.R.

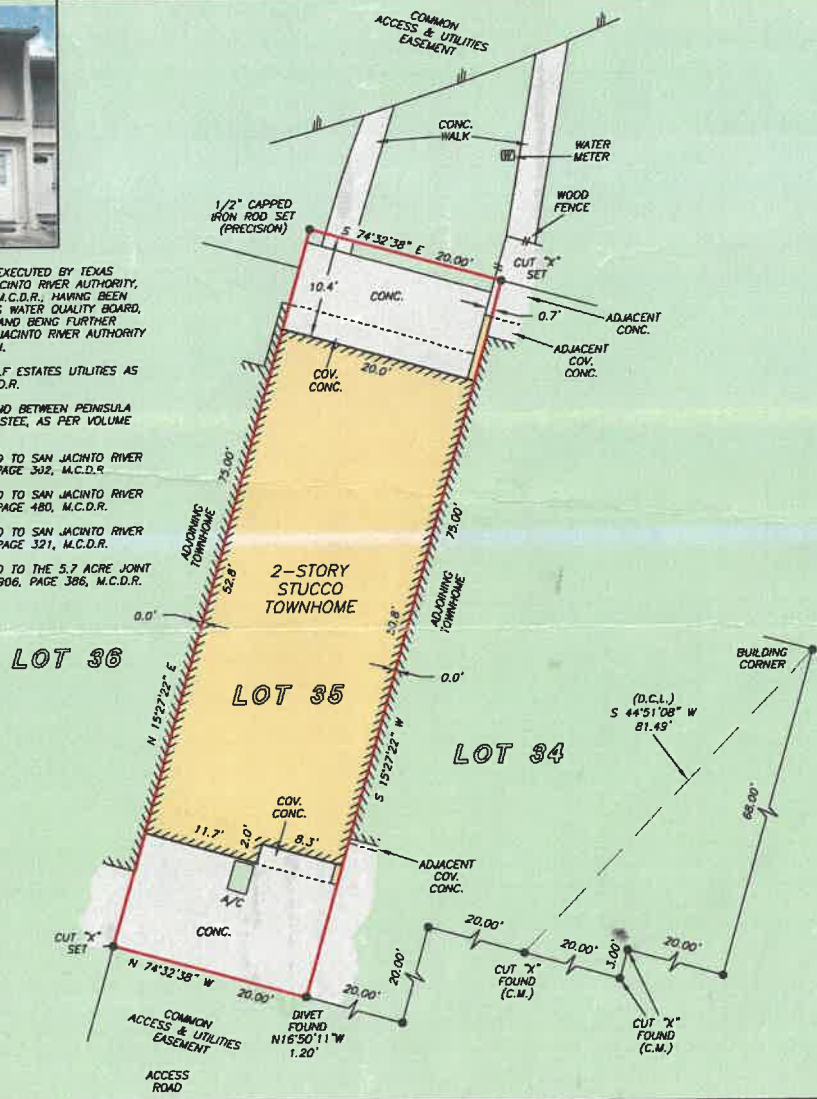
NOTE: AGREEMENT EXECUTED BY AND BETWEEN PENINSULA LTD. AND LUTHER J. BORDEN, TRUSTEE, AS PER VOLUME 905, PAGE 449, M.C.D.R.

NOTE: FLOWAGE EASEMENT GRANTED TO SAN JACINTO RIVER AUTHORITY AS PER VOLUME 743, PAGE 302, M.C.D.R.

NOTE: FLOWAGE EASEMENT GRANTED TO SAN JACINTO RIVER AUTHORITY AS PER VOLUME 730, PAGE 480, M.C.D.R.

NOTE: FLOWAGE EASEMENT GRANTED TO SAN JACINTO RIVER AUTHORITY AS PER VOLUME 743, PAGE 321, M.C.D.R.

NOTE: LANDFILL EASEMENT GRANTED TO THE 5.7 ACRE JOINT VENTURE GROUP AS PER VOLUME 906, PAGE 386, M.C.D.R.



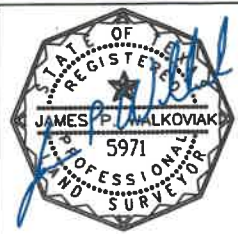
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 46330C 0375 G MAP REVISION: 08/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CAB. C, SHT. 103-B, CAB. C, SHT. 185-B  
 CAB. B, SHEET 125, M.C.W.R.

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. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 21-02596  
 APRIL 14, 2021



DRAWN BY: DC



OLD REPUBLIC TITLE

PAT CLEMENTS  
 281-367-4603



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