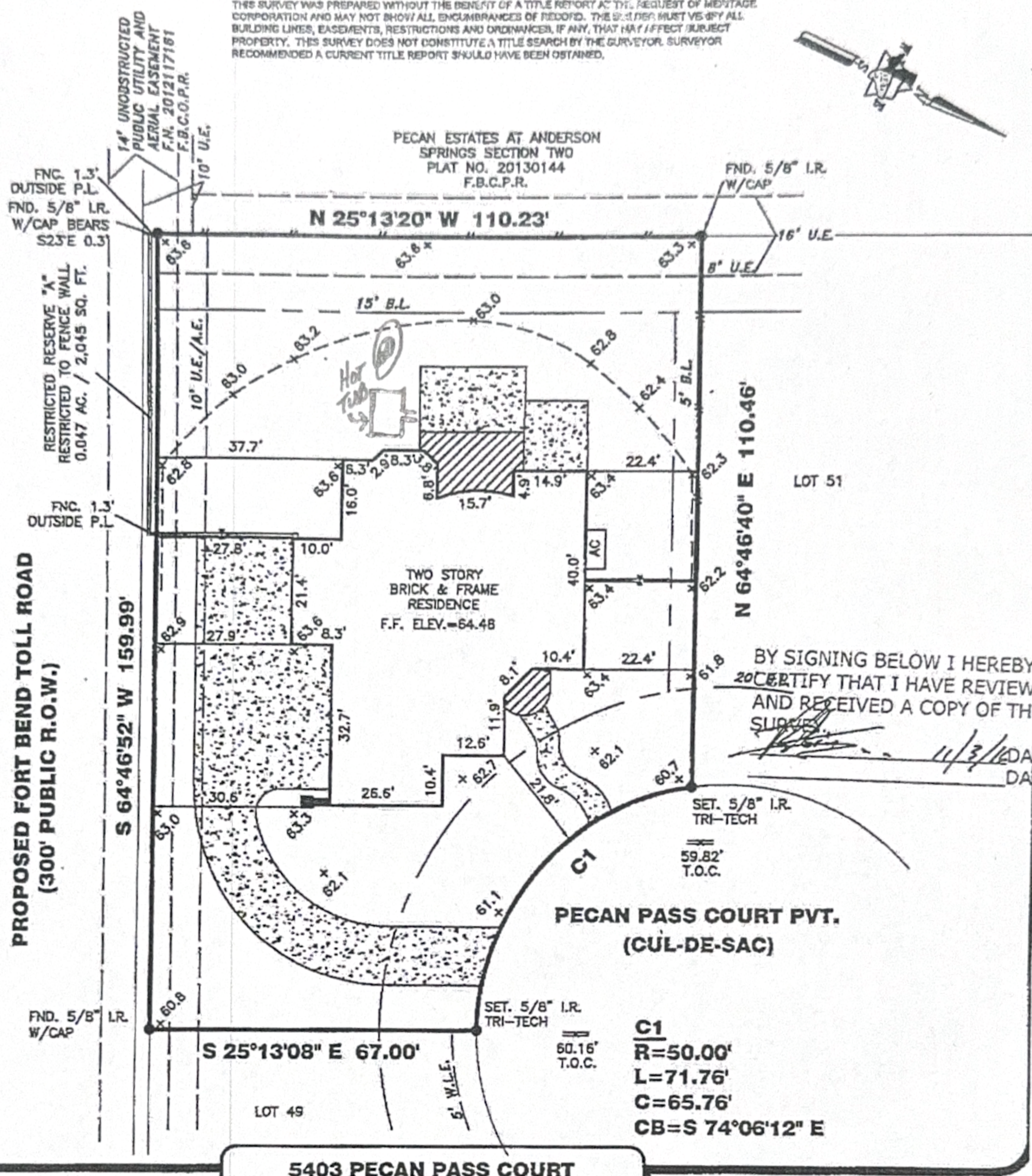


LEGEND

* CITY ORDINANCES	BL = BUILDING LINE	I.R. = IRON ROD	CONCRETE	ELECT. BOX	FIRE HYDRANT	MANHOLE
** RESTRICTIVE COVENANTS	PL = PROPERTY LINE	LP. = IRON PIPE	COVERED	AC PAD	LIGHT STANDARD	WATER METER
*** BUILDER GUIDELINES	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT.	SOD		UTILITY POLE	UTIL. PEDESTAL
WIRE FENCE — X —	AE = AERIAL EASEMENT	PAE = PERMANENT ACCESS ESMT.				
CHAIN LINK FENCE — O —	MH = MANHOLE	MUE = MUNICIPAL UTILITY ESMT.				
IRON FENCE — I —	FNC = FENCE	SSE = SANITARY SEWER ESMT.				
WOOD FENCE — W —	BUILDING LINE	WLE = WATERLINE EASEMENT				
OVERHEAD UTILITIES — U —	ESMT LINE	ROW = RIGHT OF WAY				
	AERIAL ESMT	FND = FOUND				

SCALE 1"=30'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE CORPORATION AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUYER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.



All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: *[Signature]* Date: 9/9/14
 By: *[Signature]* Date: 9-9-21

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE REVIEWED AND RECEIVED A COPY OF THE SURVEY.
[Signature] 11/3/16
 DATE

PROPERTY INFORMATION

LOT 50 BLOCK 1

SUBDIVISION:
 PECAN ESTATES AT ANDERSON SPRINGS SECTION 3

RECORDING INFO:
 PLAT NO. 20150191, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
 DONNIE ROBINSON

TITLE CO.
 CAREFREE TITLE AGENCY, INC.

G.F.# 12737-1 G.F. DATE: 05-05-16

SURVEYED FOR:
 MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: L14694-15

CLIENT JOB NO: 65530710230

DRAWN BY: SK

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 09-22-15

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 02951

REVISED DATE: 04-02-14 ZONE: "X-SHADED"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING 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.

ALL ROD CAPS ARE STAMPED "LJA ENG.", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150191, P.R.F.B.C.T.X., F.B.C. FILE NOS. 8734408, 200009474, 200063208, 2007105442, 2007152028, 20091109534, 2009120056, 2011090814, 2012104899, ANNEXATION RECORDED 2011120825 & SUPPLEMENT 2012085873 O.P.R.F.B.C.T.X.

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 OR PLAT.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF MISSOURI CITY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	09-22-15	FORM SURVEY	SK
2	02-26-16	FINAL SURVEY	RK
3	05-27-16	CHG BUYER NAME	MDOB

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 10115900

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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.
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[Signature]
 SURVEYOR REGISTRATION