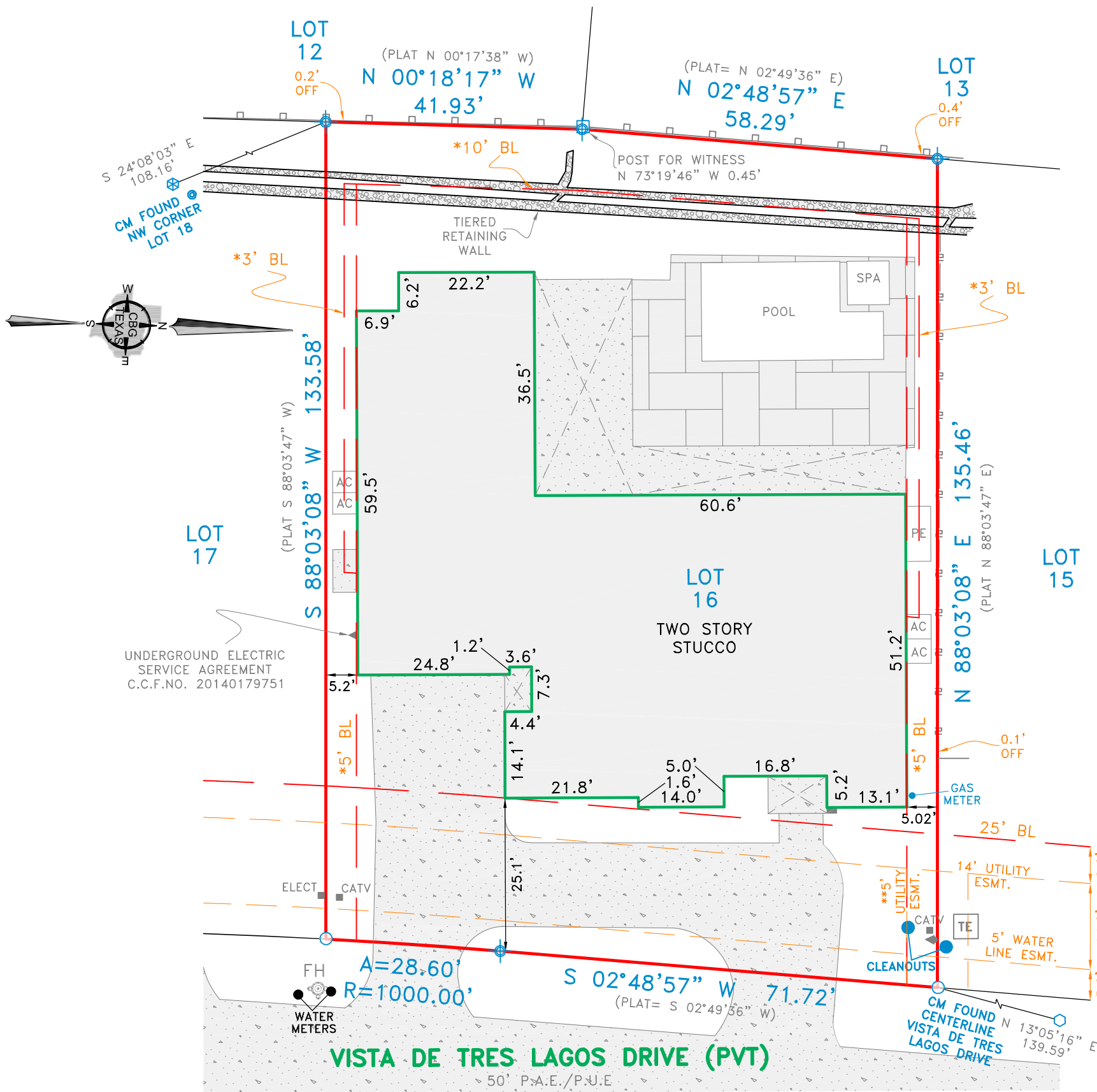


23111 Vista De Tres Lagos Drive

Lot Sixteen (16), in Block Two (2), of MCKENZIE PARK, SECTION FOUR (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 660281 of the Map Records of Harris County, Texas.



LEGEND			
○ 1/2" ROD FOUND	□ FENCE POST FOR WITNESS	TE TRANSFORMER PAD	—OHP— OVERHEAD ELECTRIC POWER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	—OES— OVERHEAD ELECTRIC SERVICE
⊗ "MAG" NAIL FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	—W.D.— WOOD DECK
⊗ "X" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	—E.A.— EDGE OF ASPHALT
⊗ 5/8" ROD FOUND		—A.E.— AERIAL EASEMENT	—E.G.— EDGE OF GRAVEL
⊗ POINT FOR CORNER		—S.S.E.— SANITARY SEWER EASEMENT	—C.— CONCRETE
■ COLUMN		—U.E.— UTILITY EASEMENT	—C.A.— COVERED AREA
		—I.F.— IRON FENCE	—B.— BRICK
		—C.L.— CHAIN LINK	—S.— STONE
			—W.F. 0.5'— WOOD FENCE 0.5' WIDE TYPICAL



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN FILM CODE NO. 660281,

C.C.F.NO(S). 20080145458, *20130389410, **20140291406, 20140097438, 20140529593, RP-2016-70762, RP-2017-434922, RP-2019-321956, RP-2019-405487, RP-2019-405516, RP-2020-88083, RP-2022-102476, RP-2025-146346

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
C.C.F.NO. 20120362713

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

*3' BL: A DETACHED GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 60 FEET FROM THE FRONT LOT LINE MAY BE LOCATED 3 FEET FROM AN INTERIOR LOT LINE PER C.C.F.NO. 20130389410

Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____

NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0255L, 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 Frontier 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.

Drawn By: JPK

Scale: 1" = 20'

Date: 03/13/26

GF No.: 25150047TB

Job No. 14234

CBG

SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com

