

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 6, SECTION 2, POINT LOOKOUT ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98, PAGE 237 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, GF. NO. 240688, EFFECTIVE DATE 10/24/2024, AND ISSUED ON 11/14/2024.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [].

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 98, PAGE 238 AND VOLUME 123 PAGO 163 OF THE DEED RECORDS AND VOLUME 285, PAGE 741 AND UNDER CLERK'S FILE NO. 00-4020, PAGE 13797 20154497, PAGE 22254, 20186950, PAGE 34697, 20214048, PAGE 21211, 20225118, PAGE 26984 AND 20232889, PAGE 14617 OF THE OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS. [SUBJECT TO]
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - f. FLOWAGE EASEMENT DATED OCTOBER 28, 1965 FROM A. HALLA, JR. TO THE TRINITY RIVER AUTHORITY OF TEXAS, RECORDED IN VOLUME 98, PAGE 18 OF THE DEED RECORDS, SAN JACINTO COUNTY, TEXAS. [NOT SUBJECT TO]
 - h. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, ZONING ORDINANCES, SET BACK LINES, AND/OR DEDICATION OF ROADS, IF ANY, AS SHOWN ON THE PLAT OF POINT LOOKOUT ESTATES SECTION 2, AS RECORDED IN LUME 98, PAGE 237 OF THE DEED RECORDS, SAN JACINTO COUNTY, TEXAS. [SUBJECT TO - SHOWN HEREON WHERE APPLICABLE]

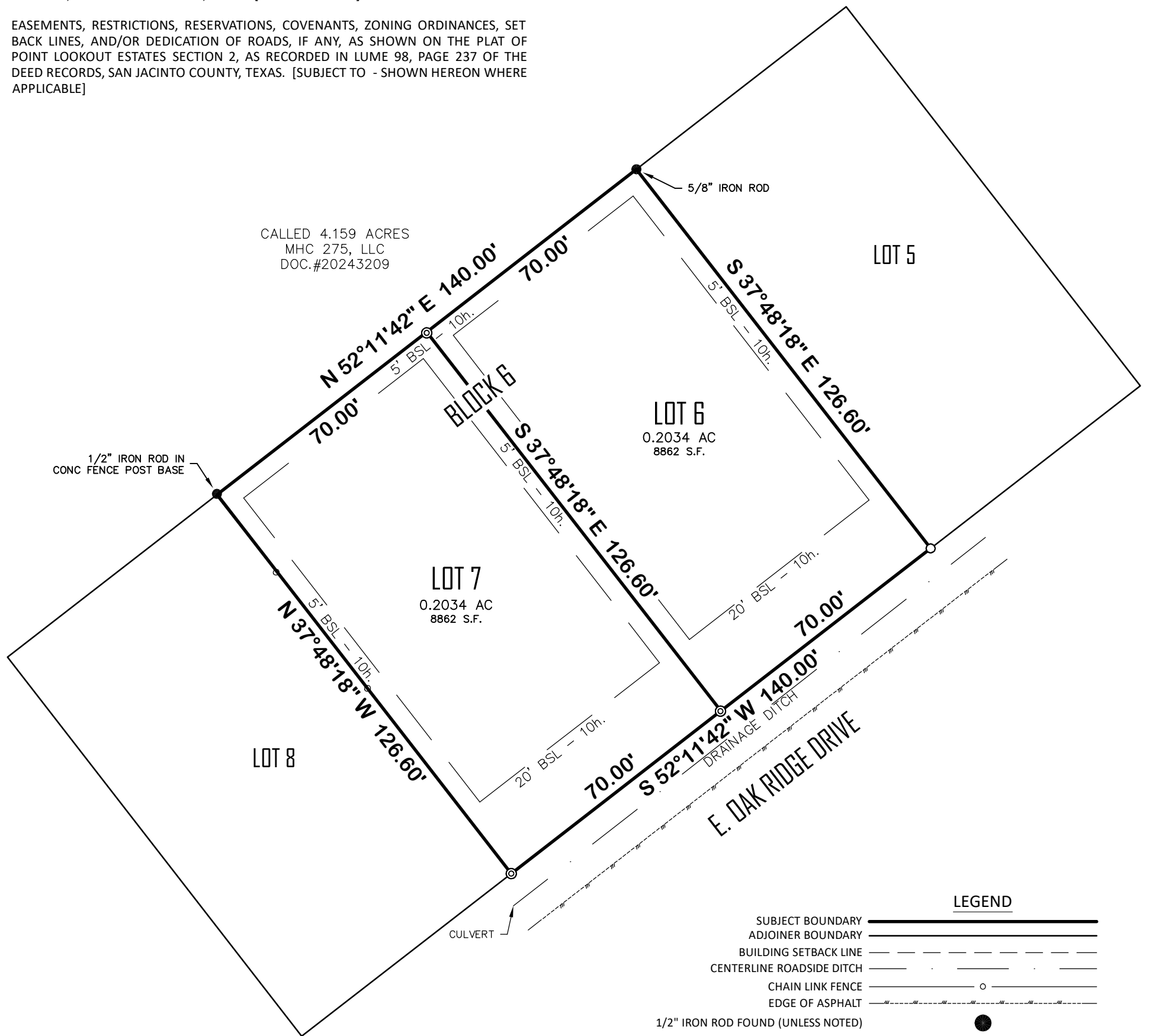
CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES.
UNITS: US SURVEY FEET.

FLOODPLAIN NOTE:

PER FEMA, THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.R.M. PANEL NO. 48407C0100C, SAN JACINTO COUNTY, TEXAS DATED 11/4/2010. PER FEMA, UNSHADED ZONE "X" IS A MINIMAL FLOOD HAZARD AREA, LOCATED OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FLOOD ZONES, FLOOD MAPPING, AND BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CALLED 4.159 ACRES
MHC 275, LLC
DOC.#20243209

1/2" IRON ROD IN
CONC FENCE POST BASE

5/8" IRON ROD

LOT 5

LOT 6
0.2034 AC
8862 S.F.

LOT 7
0.2034 AC
8862 S.F.

LOT 8

LEGEND

- SUBJECT BOUNDARY
- ADJOINER BOUNDARY
- BUILDING SETBACK LINE
- CENTERLINE ROADSIDE DITCH
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ "MCS 6714" CAP (UNLESS NOTED)
- 1" IRON PIPE FOUND
- BUILDING SETBACK
- DOCUMENT NUMBER SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS
- DOC.#

0.4068 ACRE
LAND TITLE SURVEY
LOTS 6 & 7, BLOCK 6
SAN JACINTO COUNTY, TEXAS

Date: 11/21/2024 GF No. 240688
Job# 0274-SJ023A Scale: 1"=30' Size: 11X17
Address: OAK RIDGE DR Drawn By:
City: POINT BLANK Zip: 77364 GC

Rev: -
Rev: -
79 S. Wynnoak Cir, Spring, TX 77382
Mobile: 737-202-8333
Email: Garrett@mcsurveytx.com
www.MCSurveyTX.com
TBPELS FIRM # 10194678



SURVEYOR'S CERTIFICATE:
TO: LAGO HOMES, LLC; STEWART TITLE GUARANTY COMPANY

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION LAND TITLE SURVEY.

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714

