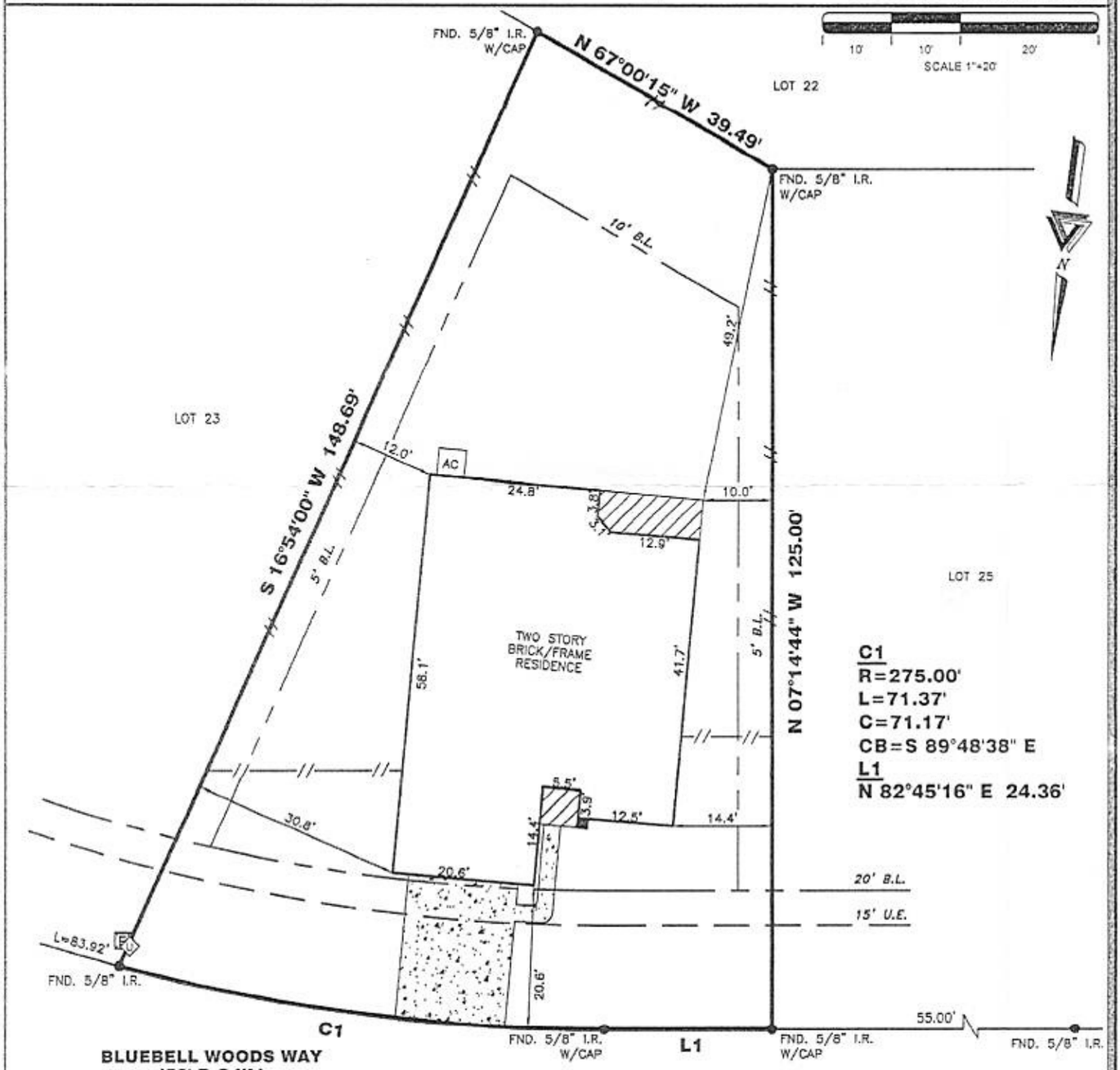
LEGEND

* CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	—I— IRON FENCE
** RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	—X— WIRE FENCE
*** BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT	—// WOOD FENCE
( ) RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	R.O.W. = RIGHT-OF-WAY	—O— CHAIN LINK FENCE
				BUILDING LINE (B.L.)
				EASEMENT LINE
				AERIAL EASEMENT (A.E.)

CONCRETE | COVERED | SOD | BRICK | A/C PAD | ELEC. BOX | UTIL. PED. | MANHOLE | WATER METER



119 BLUEBELL WOODS WAY

PROPERTY INFORMATION

LOT 24 BLOCK 1

SUBDIVISION:
TWDC-HHC SEC 3

RECORDING INFO:
CABINET Z, SHEETS 4882-4886, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
DANNY M. BARKER, JR.

TITLE CO.
EMPIRE TITLE COMPANY, LTD.

G.F.# 2021-4629-02 G.F. DATE: 09-20-21

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G10453-21
CLIENT JOB NO: 2019-2035-02
DRAWN BY: SA
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 07-09-21

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0225G
REVISED DATE: 08-18-14 ZONE: "X"

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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEETS 4882-4886, M.R.M.C.TX.; M.C.C. FILE NOS. 2017102229, 2017100583, 2017102596, 2017100673, 2017113673, 2017115045, 2019073400.

ALL ROD CAPS ARE STAMPED "CARLOMAGNO", UNLESS OTHERWISE NOTED.

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, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF CONROE), 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.

DMB

REVISIONS

DATE	REASON	BY
11-11-21	FINAL	KP

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TBPLS #10115900

CERTIFICATION

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.

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STATE OF TEXAS
REGISTERED
RICHARD A. RODRIGUEZ
6777
PROFESSIONAL
LAND SURVEYOR

11/15/21

SURVEYOR REGISTRATION