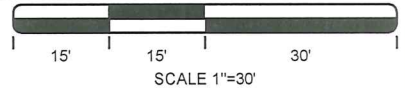
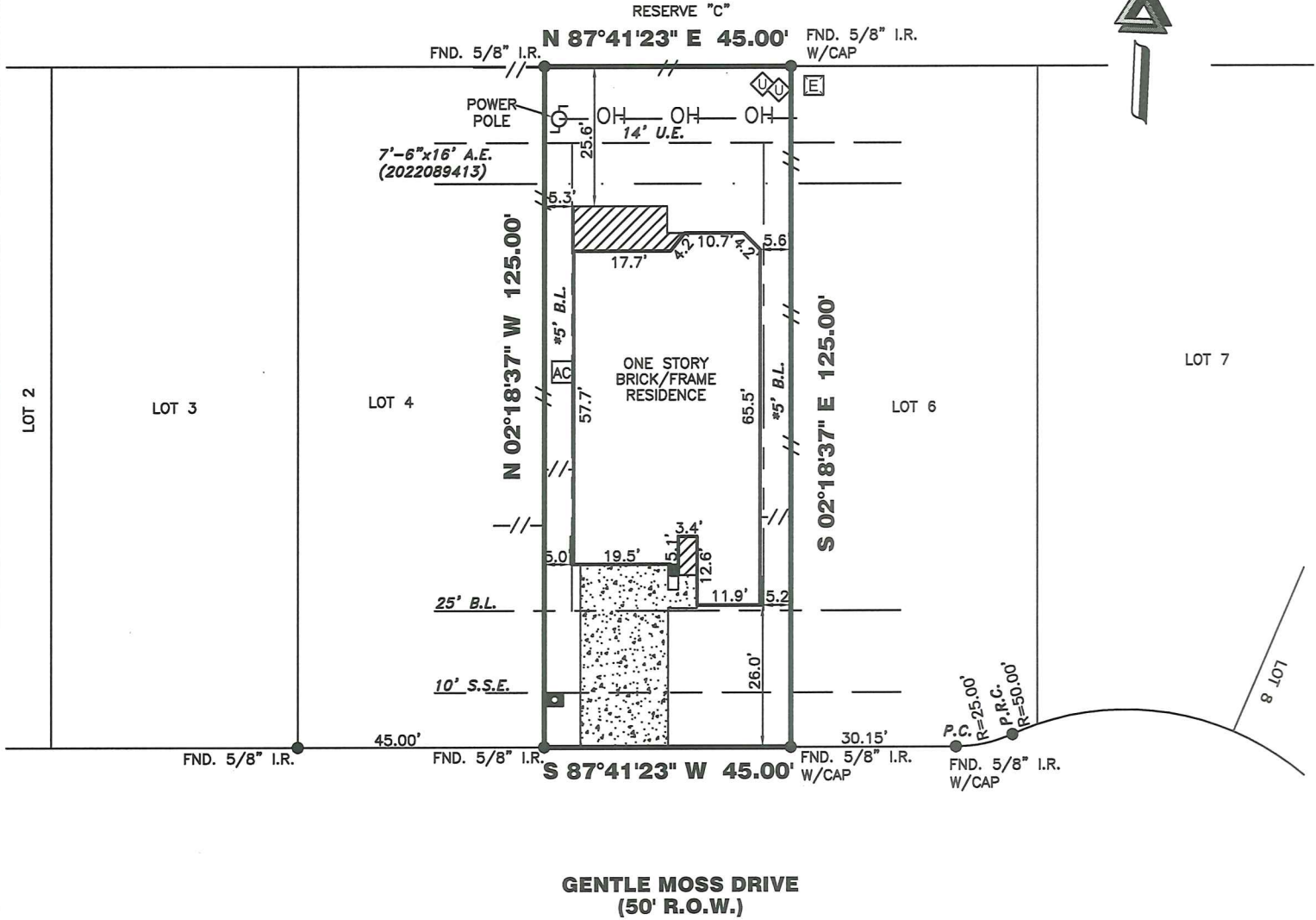


*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION
 CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER
 I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT
 FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 W.S.E. = WATER SEWER EASEMENT
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 STM.S.E. = STORM SEWER EASEMENT
 R.O.W. = RIGHT-OF-WAY
 I = IRON FENCE
 X = WIRE FENCE
 // = WOOD FENCE
 OH = OVERHEAD UTILITIES
 --- = BUILDING LINE (B.L.)
 - - - = EASEMENT LINE
 . . . = AERIAL EASEMENT (A.E.)



CALLED 757.22 ACRES
 AUDBON MAGNOLIA DEVELOPMENT, LLC
 DOC. NO. 2017069299
 M.C.O.P.R.



949 GENTLE MOSS DRIVE

PROPERTY INFORMATION

LOT 5 BLOCK 2

SUBDIVISION:

MAGNOLIA RIDGE FOREST SECTION 11

RECORDING INFO:

CABINET Z, SHEETS 7553-7556, MAP RECORDS MONTGOMERY COUNTY, TEXAS

BORROWER:

MATTHEW CHARLES SAMMON

TITLE CO.

M/I TITLE LLC

G.F.# GF-3012938

G.F. DATE: 12-12-23

SURVEYED FOR:

M/I HOMES OF HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: IM3360-23

CLIENT JOB NO: N/A

DRAWN BY: HA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 05-24-23

FLOOD INFORMATION

F.I.R.M. NO: 48339C

PANEL: 0480G

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 7553-7556, M.R.M.C.TX., M.C.C. FILE NOS. 2019073320, 2019087612, 2019087613, 2019087614, 2019087615, 2019087616, 2019087617, 2019087618, 2019087619, 2019092156, 2020005283, 2020121097, 2020121102, 2021049427, 2022008176, 2022062422, 2022141845.

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

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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 MAGNOLIA), 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.



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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SURVEYOR REGISTRATION

REVISIONS

DATE	REASON	BY
09-01-23	FINAL	EE
01-05-24	ADD BUYER	EE