LEGEND

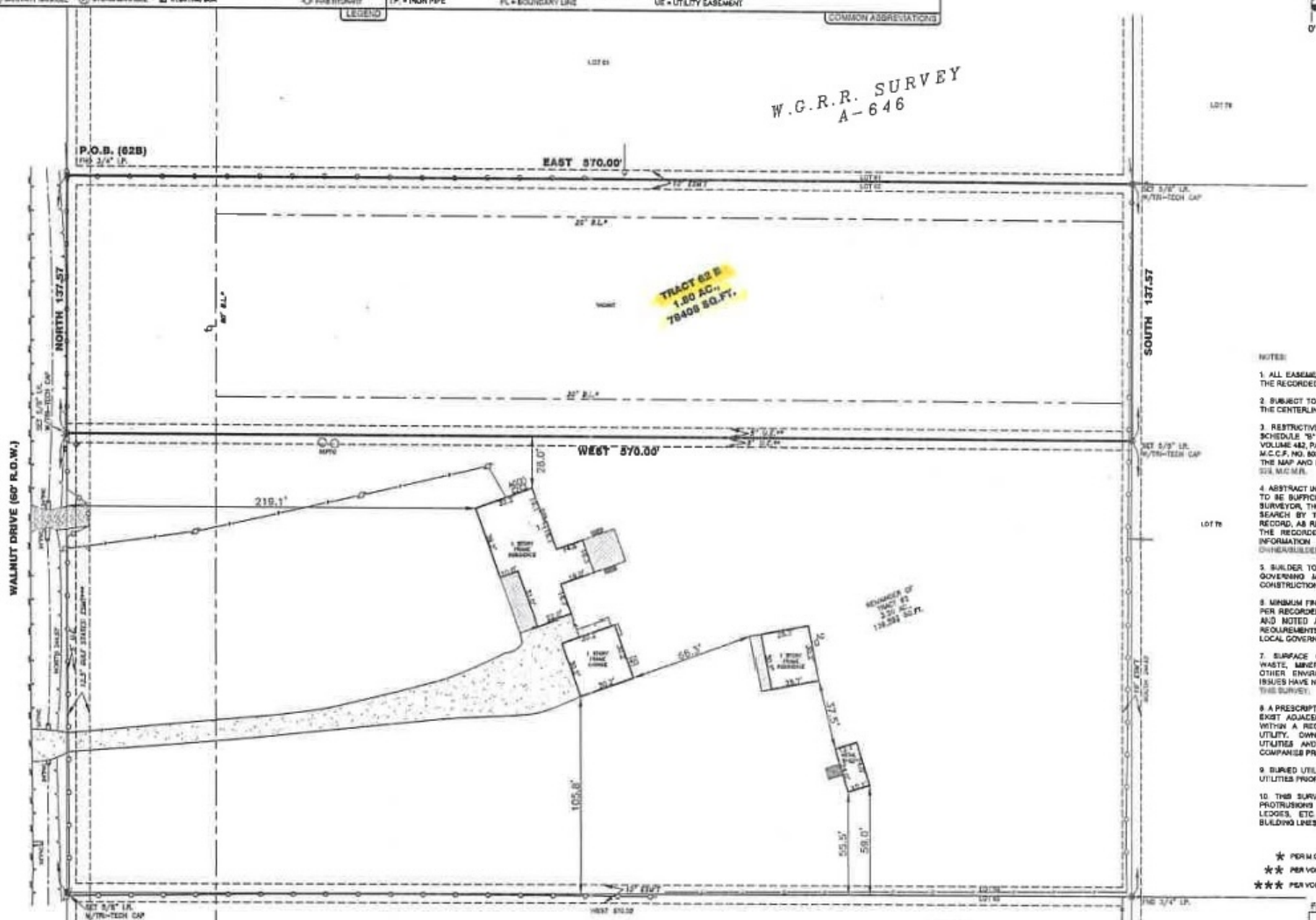
SIGN · MANHOLE · BOLLARD · WATER VALVE · CLEAN OUT · SANITARY MANHOLE · WOOD FENCE · POWER LINE · STORM MANHOLE · GUY ANCHOR · WATER METER · ELECTRIC BOX · COVERED · CALL · MONUMENT · CHAIN LINK FENCE · FIRE HYDRANT

COMMON ABBREVIATIONS

BL = BUILDING LINE
FNC = FENCE
FND = FOUND
I.P. = IRON PIPE
INT = INTERIOR
OHU = OVERHEAD UTILITIES
P.V.C. = POLYVINYL CHLORIDE PIPE
PL = BOUNDARY LINE
R.C.P. = REINFORCED CONCRETE PIPE
SAN MH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE
UE = UTILITY EASEMENT

SCALE: 1"=40'

0' 20' 40' 80'



NOTES:

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER VOLUME 482, PAGE 577 AND VOLUME 686, PAGE 215, M.C.D.R., M.C.C.F. NO. 8036000, 8632020, 8636753 AND AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN VOLUME 5, PAGE 518, M.C.M.R.

4. 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 AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.

5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.

6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.

7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

9. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

★ PER M.C.C.F. NO. 8636753, 50' FRONT & 20' SIDE B.L.'S

★★ PER VOLUME 686, PAGE 215, M.C.D.R.

★★★ PER VOLUME 482, PAGE 577, M.C.D.R.

TRACT 62B
METES AND BOUNDS
1.80 ACRES (78,408 SQUARE FEET)
FREEWAY OAKS, SECTION 1
MONTGOMERY COUNTY, TEXAS

A tract of land containing 1.80-acre (78,408 sq. Ft.) of land, being the north portion of Lot 62, of FREEWAY OAKS, SECTION 1, as recorded under Volume 5, Page 518, Montgomery County Map Records, conveyed to Edgar L. & Lisa C Hemington, described in deed recorded under Volume 85, Page 1194, located in the W.G.R.R. Survey, A-646, Montgomery County, Texas, said 1.80-acre tract being more fully described by metes and bounds as follows;

BEGINNING at a found 3/4-inch iron pipe, marking the intersection the east Right-of-Way (ROW) line of Walnut Drive (60 feet wide), with the common line of Lot 61 & 62, of said FREEWAY OAKS, SECTION 1, marking the southwest corner of said Lot 61 and the northwest corner of said Lot 62, marking this northwest corner of the herein described tract;

THENCE, EAST, departing said east ROW line and along said common line of Lots 61 & 62, a distance of 570.00 feet, to a set 5/8-inch iron rod with Tri-Tech cap, marking the common corner of Lots 76, 78 and said Lots 61 & 62, of said FREEWAY OAKS, marking the northeast corner of the herein described tract;

THENCE, SOUTH, along the common line said Lot 62 & 78, a distance of 137.57 feet, to a set 5/8-inch iron rod with Tri-Tech cap, marking the southeast corner of the herein described tract;

THENCE, WEST, over and across Lot 62, a distance of 570.00 feet, to a set 5/8-inch iron rod with Tri-Tech cap, lying in the afore mentioned east ROW line of Walnut Drive and being the southwest corner of the herein described tract;

THENCE, NORTH, along said east ROW line of Walnut, a distance of 137.57 feet, to the POINT OF BEGINNING, and containing 1.80 acre (78,408 square feet)

FLOOD INFORMATION

F.I.R.M. NO. 48339C ____ PANEL: 0039
REVISED DATE 08-19-2014 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 FUTURE ACCURACY.

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 and/or deeds thereof, indicated hereon.

THIS SURVEY IS MADE FOR THE INDICATED USE ONLY.
© 2022 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS REGISTERED DANIEL S. SULLIVAN 5828 PROFESSIONAL LAND SURVEYOR

5-3-22

SURVEYOR REGISTRATION

BOUNDARY SURVEY

22181 WALNUT DRIVE

PORTER, MONTGOMERY COUNTY, TEXAS 77365

NO.	DATE	REVISION	BY
1	05-03-22	REVISE & ADD TITLE	S. MILLS

REVISIONS

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