*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES
( ) RECORD INFORMATION

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

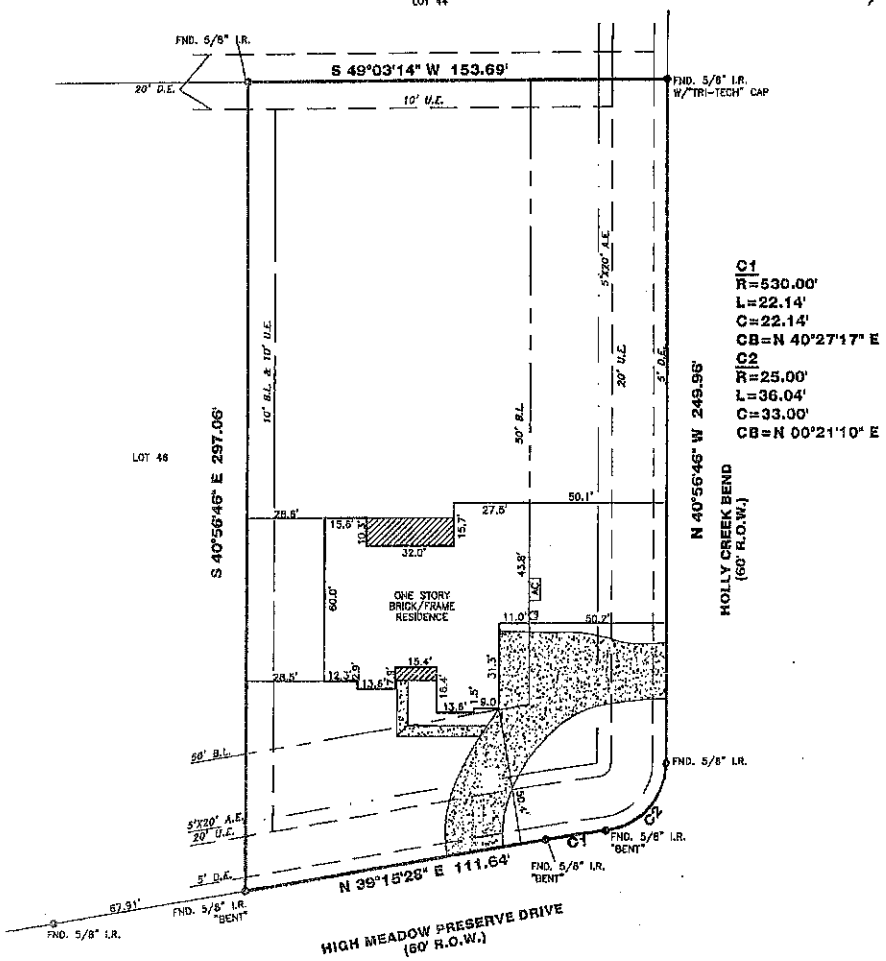
LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W = RIGHT-OF-WAY

IRON FENCE
WIRE FENCE
WOOD FENCE
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

20' 20' 40'
SCALE 1"=40'



25655 HIGH MEADOW PRESERVE DRIVE

PROPERTY INFORMATION

LOT 45 BLOCK 1

SUBDIVISION:
HIGH MEADOW ESTATES PRESERVE

RECORDING INFO:
CAB. Z, SHT. 7892, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
DONALD LEE THOMAS JR. & SHANTAY LYNN THOMAS

TITLE CO.
GREAT AMERICAN TITLE COMPANY

G.F.# 212754 G.F. DATE: 08-23-23

SURVEYED FOR:
GRACEPOINT BUILDERS, LP

DRAWING INFORMATION

TRI-TECH JOB NO: GP1423-21
CLIENT JOB NO:
DRAWN BY: MC
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0475G
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 SHOWN IS USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO CERTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'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 CAB. Z, SHT. 7892, M.R.M.C.TX., M.C.C. FILE NOS. 2021152269, 2022020384, 2022035116, 2022112543, 2022112544, 2022112545.

ALL ROD CAPS ARE STAMPED "LONE STAR", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253896 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-332573 AND AMENDED BY C.O.H. ORDINANCE 1999-282.

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.

REVISIONS

DATE	REASON	BY
04-22-22	FORM	MC
11-07-23	FINAL	BI

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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11/09/2023

STATE OF TEXAS REGISTERED MARK S. BROWN 5553 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION