

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

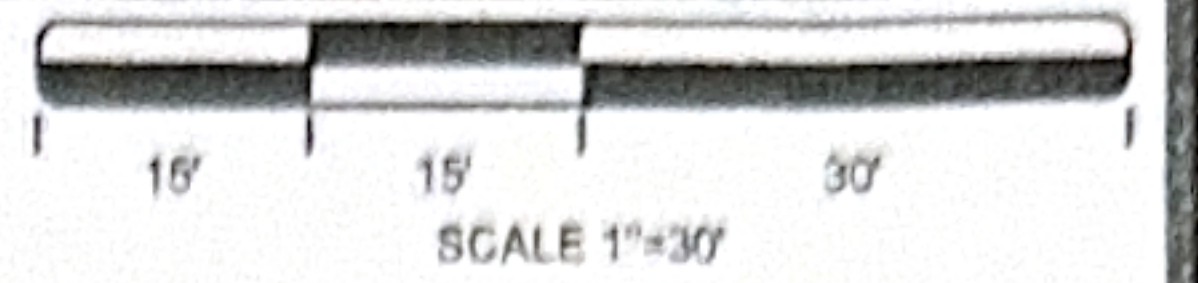
CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. (MH) MANHOLE WATER METER

I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT

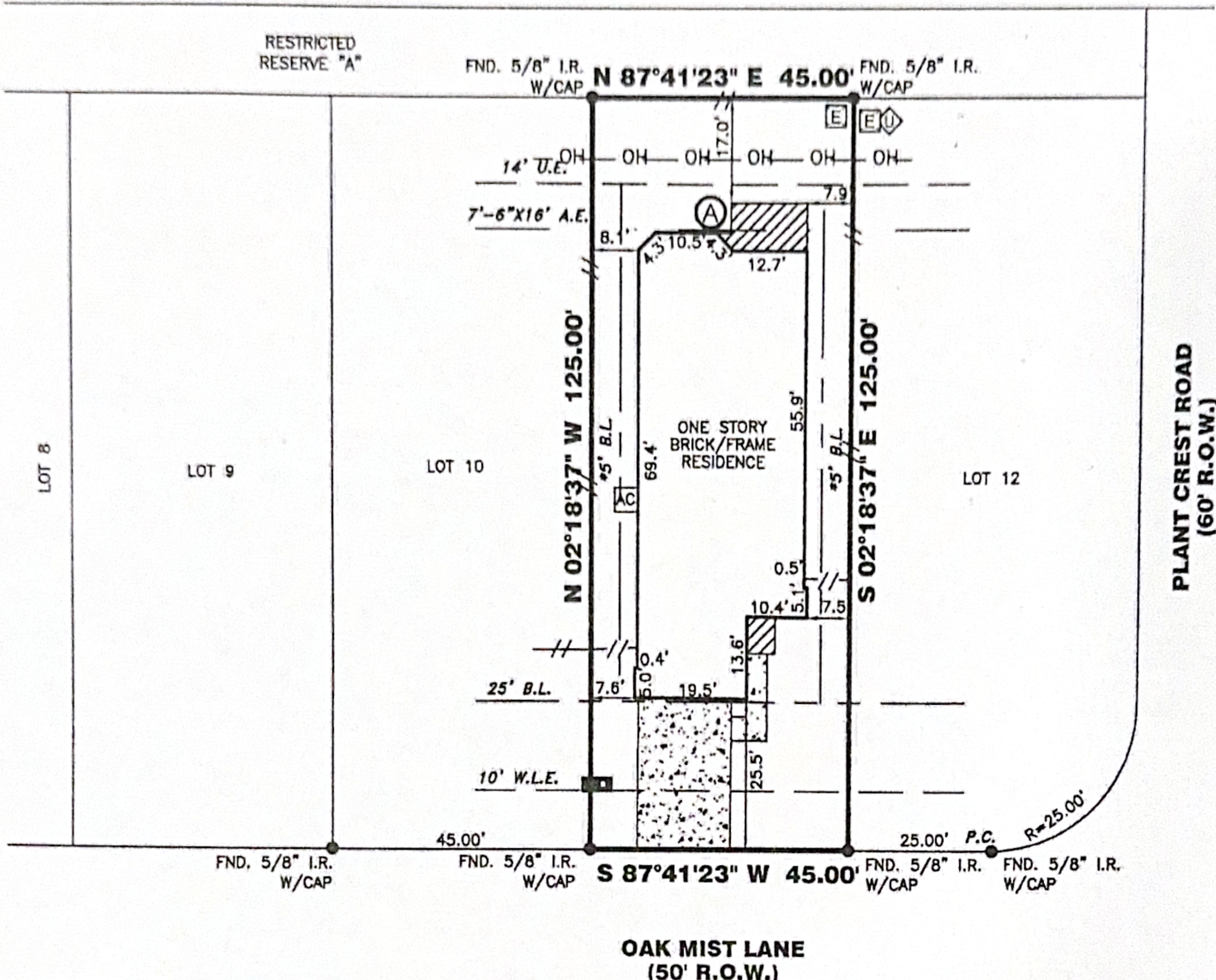
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.
W.S.E. = WATER SEWER EASEMENT

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

IRON FENCE
WIRE FENCE
WOOD FENCE
OVERHEAD UTILITIES
BUILDING LINE (B.L.)
EASEMENT LINE
AERIAL EASEMENT (A.E.)



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



941 OAK MIST LANE

PROPERTY INFORMATION

LOT 11 BLOCK 1

SUBDIVISION:
MAGNOLIA RIDGE FOREST SECTION 13

RECORDING INFO:
CABINET Z, SHEETS 8103-8106, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

BORROWER:
KOLBY LANE POTTS AND KASEY ELIZABETH POTTS
TITLE CO.
M/I TITLE LLC

G.F.# GF-3011732 G.F. DATE: 01-05-23

SURVEYED FOR:
M/I HOMES OF HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: IM3655-23

CLIENT JOB NO: _____

DRAWN BY: HS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

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 8103-8106, M.R.M.C.T.X., M.C.C. FILE NOS. 2009058392, 2019073320, 2019087612, 2019087613, 2019087614, 2019087615, 2019087616, 2019087617, 2019087618, 2019087619, 2019087620, 2020005253, 2020078592, 2020081599, 2020121102, 2020121097, 2021049427, 2021122229, 2021175475

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

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253866 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1099-282.

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 GR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

DATE	REASON	BY
06-29-23	FORM	HS
10-18-23	FINAL	MR

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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Robert C. C. Lin
SURVEYOR REGISTRATION