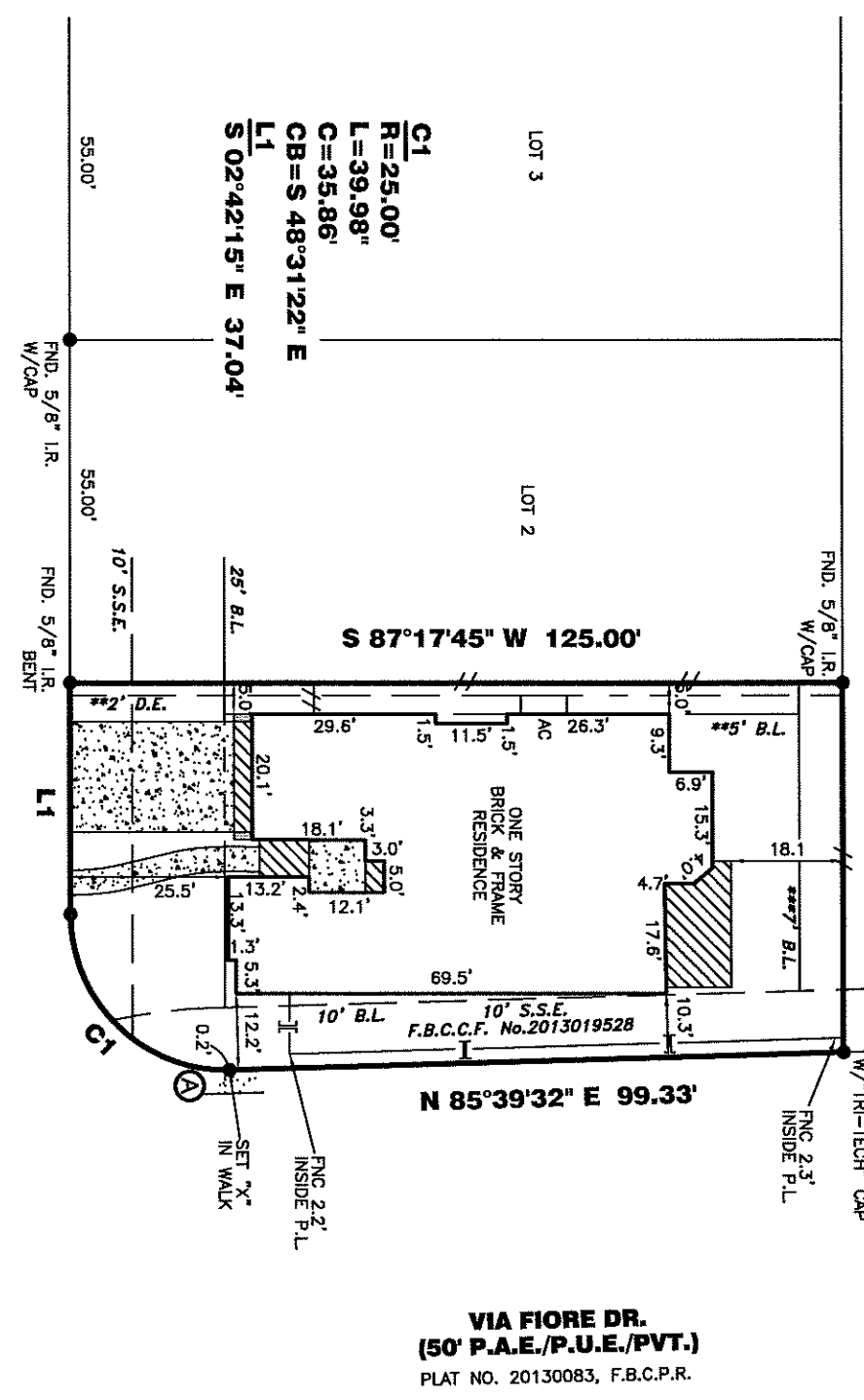


- \* CITY ORDINANCES**
- \*\* RESTRICTIVE COVENANTS**
- \*\*\* BUILDER COVENANTS**
- WIRE FENCE --- X ---
- CHAIN LINK FENCE --- 0 ---
- IRON FENCE --- I ---
- WOOD FENCE --- / ---
- OVERHEAD UTILITIES --- U ---
- BL = BUILDING LINE
- PL = PROPERTY LINE
- UE = UTILITY EASEMENT
- AE = AERIAL EASEMENT
- MH = MANHOLE
- FNC = FENCE
- BUILDING LINE --- ---
- ESMT LINE --- ---
- AERIAL ESMT --- ---
- IR = IRON ROD
- IP = IRON PIPE
- PUE = PUBLIC UTILITY ESMT
- PAE = PERMANENT ACCESS ESMT
- MUE = MUNICIPAL UTILITY ESMT
- SSE = SANITARY SEWER ESMT
- WLE = WATERLINE EASEMENT
- ROW = RIGHT OF WAY
- FND = FOUND
- LEGEND**
- CONCRETE
- COVERED
- SOD
- ELECT. BOX
- FIRE HYDRANT
- LIGHT STANDARD
- UTILITY POLE
- MANHOLE
- WATER METER
- UTIL. PEDESTAL
- SCALE 1"=30'

LAKES OF BELLA TERRA SEC. 19  
 PLAT NO. 20130063, F.B.C.P.R.

RESTRICTED RESERVE "D"  
 0.258 OF ONE ACRE  
 11,247 SQUARE FEET  
 (RESTRICTED TO UTILITIES, LANDSCAPE,  
 PIPELINES AND OPEN SPACE PURPOSES ONLY)



VIA FIORE DR.  
 (50' P.A.E./P.U.E./P.V.T.)  
 PLAT NO. 20130083, F.B.C.P.R.

CONC WALK PROTRUDES OVER  
 FRONT P.L. AS SHOWN.

**1919 PEONIA LN.**

PEONIA LN.  
 (50' P.A.E./P.U.E.)  
 (1-P.A.E./P.U.E.)

**NOTES:**

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

ALL HOOD CAPS ARE STAMPED "BENCHMARK" UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT TO ON EACH SIDE OF THE CENTERLINE OF ALL UTILITY DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OR SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20140258, P.F.B.C.P.R., F.B.C. FILES NO. 200602891, 200607189, 2007009443, 2007023870, 200714627, 2014012371, 2014012372, 2014012373, 2014012374, 2014012375, 2014012376, 201413184, 2014013392, 2014018911, 2014033879, 2014089202, 2014098172, 2015122239, 2016131599, 2016136852, 2017024452, 2017048095, 201859432, 2017153233, 2018050251, 2018078415.

C.O.H. ORDINANCE 85-1978 PER H.C.C.F. # K253885 AND C.O.H. ORDINANCE 88-1312 PER H.C.C.F. # M337573 AND AMENDED BY C.O.H. ORDINANCE 1989-262.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE ACCURATE 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 HOUSTON, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER HANGING STRUCTURES CAPTURED, WHICH MAY BE PROVIDED OVER BOUNDARY. SURVEYOR AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

SITE SUBJECT TO NON-SURVEY BLANKET EASEMENT GRANTED TO CPE ELECTRIC, CPE, GAS, SWBT, AT&T TEXAS AND COMCAST BY F.B.C.C.F.# 201512976. (CANNOT BE DELINEATED)

SITE SUBJECT TO NON-SURVEY AGREEMENT FOR UNDERGROUND OVERHEAD ELECTRIC SERVICES TO CPE ELECTRIC BY F.B.C.C.F.# 2015070493. (CANNOT BE DELINEATED)

**PROPERTY INFORMATION**

LOT 1 BLOCK 1

SUBDIVISION: LAKES OF BELLA TERRA SEC. 30

RECORDING INFO:  
 PLAT NO. 20140258, PLAT RECORDS OF FORT BEND COUNTY, TEXAS

BORROWER:  
 IRC CAPITAL RESIDENTIAL, LTD.

TITLE CO.  
 FIRST AMERICAN TITLE GUARANTY COMPANY

G.F.# 2-186092 G.F. DATE: 12-18-18

SURVEYED FOR:  
 IRC CAPITAL RESIDENTIAL, LTD.

**DRAWING INFORMATION**

TRI-TECH JOB NO: HO-FD192-17

CLIENT JOB NO: N/A

DRAWN BY: AR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 07-31-17

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0110L

REVISED DATE: 04-02-14 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 BE A SUBSTITUTE FOR FLOODING CONDITIONS. SURVEYOR IS NOT RESPONSIBLE FOR THE FLOODING INFORMATION. FLOOD INFORMATION IS SUBJECT TO FUTURE CHANGES.

**REVISIONS**

NO.	DATE	REASON	BY
1	2-7-19	FINAL SURVEY	TDA

**TRI-TECH**  
 SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

www.tritechtx.com TBPS #101115900

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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

© 2019 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS  
 SURVEYOR  
 5553  
 LAND SURVEYOR

02/08/2019  
 SURVEYOR REGISTRATION