

**\*CITY ORDINANCES**  
**\*\*RESTRICTIVE COVENANTS**  
**\*\*\*BUILDER GUIDELINES**

WIRE FENCE — X —  
CHAIN LINK FENCE — O —  
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 — — — — —

I.R. = IRON ROD  
I.P. = IRON PIPE  
P.U.E. = PUBLIC UTILITY ESMT.  
P.A.E. = PERMANENT UTILITY ESMT.  
M.U.E. = MUNICIPAL UTILITY ESMT.  
S.S.E. = SANITARY SEWER ESMT.  
W.L.E. = WATERLINE EASEMENT  
ROW = RIGHT OF WAY  
FND = FOUND

**LEGEND**

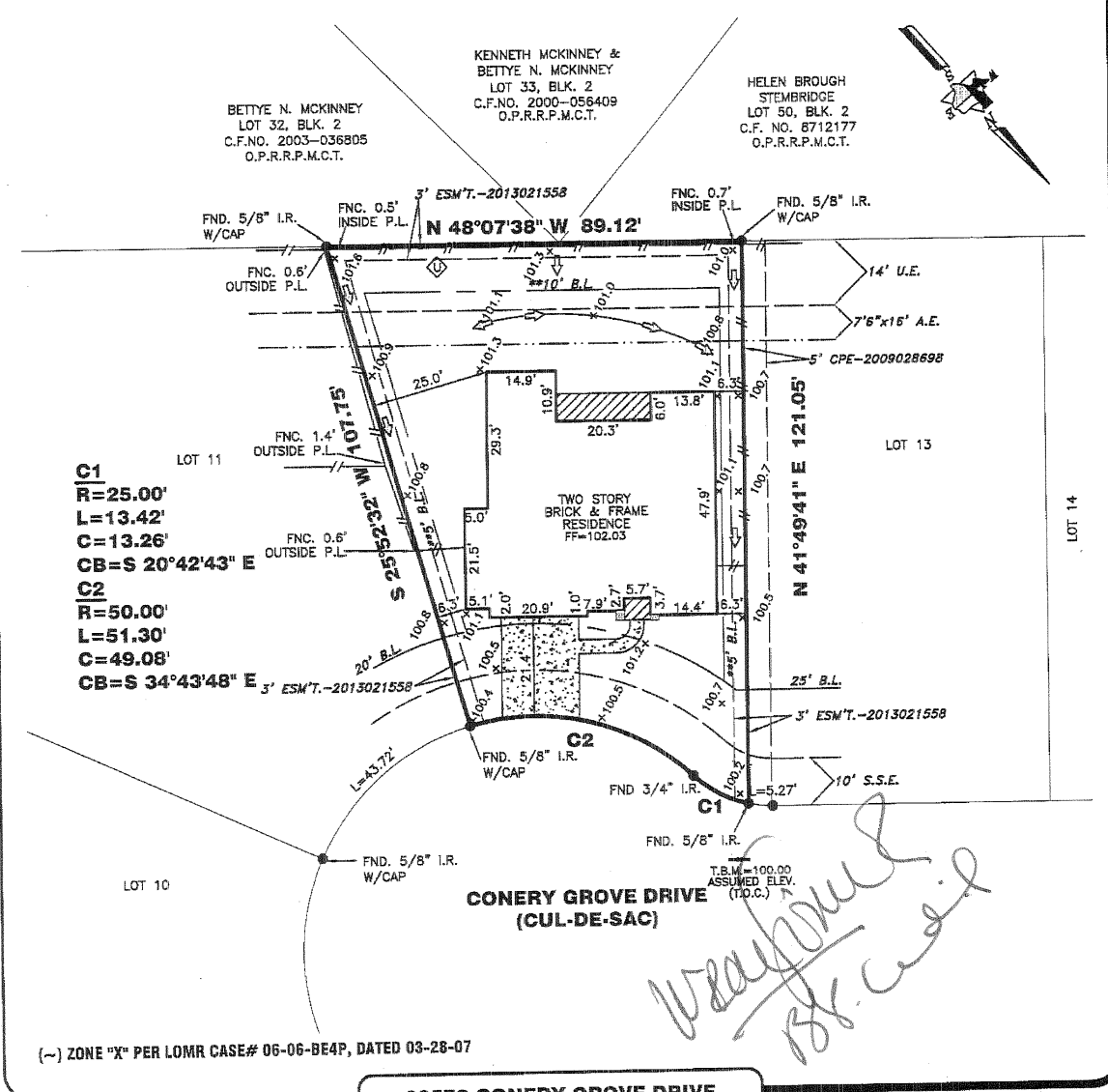
CONCRETE  
COVERED  
SOD

ELECT. BOX  
A/C PAD

FIRE HYDRANT  
LIGHT STANDARD  
UTILITY POLE

MANHOLE  
WATER METER  
UTIL. PEDESTAL

SCALE 1"=30'  
15' 15' 30'



**20578 CONERY GROVE DRIVE**

**PROPERTY INFORMATION**

LOT 12 BLOCK 1

SUBDIVISION:  
OAKHURST TERRACE SEC. 2

RECORDING INFO:  
CABINET Z, SHEETS 1502-1503, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS

BORROWER:  
MARIO F. CEDIEL

TITLE CO.  
PLATINUM TITLE PARTNERS, L.P.  
G.F.# 14-17027-24 G.F. DATE: 05-06-14

SURVEYED FOR:  
TRIUMPH HOMES

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**DRAWING INFORMATION**

TRI-TECH JOB NO: TH492-12  
CLIENT JOB NO: N/A  
DRAWN BY: DV  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD DATE: 11/18/13

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**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0710F  
REVISED DATE: 12-19-96 ZONE: "X" (-)

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAP. 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.

ALL ROD CAPS ARE STAMPED "COSTELLO, INC." 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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEETS 149-1499 M.R.M.C.T.X., M.C.C. FILE NOS. 2003-115282, 2003-142541, 2008-017738, 2009-077410, 2009-079085, 2013021558, 2008028698.

C.O.H. ORDINANCE 86-1878 PER H.C.C.F. # N-255866 AND C.O.H. ORDINANCE 89-1302 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-267.

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 HOUSTON, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY BASES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

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**REVISIONS**

NO.	DATE	REASON	BY
1	11-07-13	FORM	
2	05-08-14	FINAL	TDA

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

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10401 Westoffice Drive Phone: (713) 667-0800  
Houston Texas, 77042 Fax: (713) 667-4610  
Firm Reg. Number: 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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMPLOYED SURVEYORS SEAL AND SIGNATURE.  
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05.15.14

**RALPH C. HILTON**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
5787

SURVEYOR REGISTRATION