

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

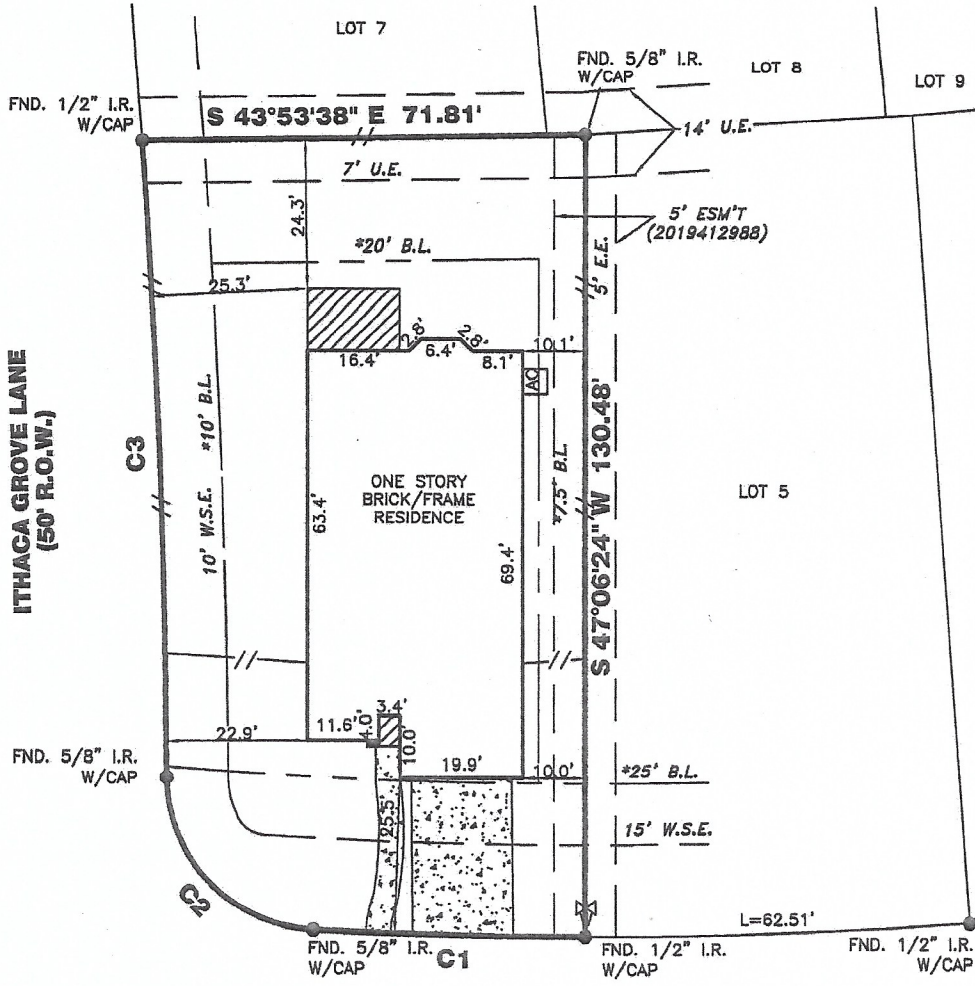
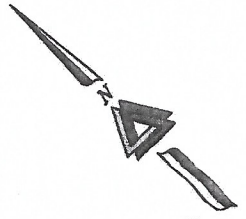
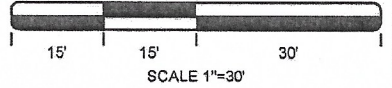
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

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

— I — IRON FENCE  
 — X — WIRE FENCE  
 — / — WOOD FENCE  
 — O — CHAIN LINK FENCE  
 — — — BUILDING LINE (B.L.)  
 - - - - EASEMENT LINE  
 - - - - AERIAL EASEMENT (A.E.)

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



LOT 4

**C1**  
 R=875.00'  
 L=44.11'  
 C=44.11'  
 CB=N 41°26'57" W

**C2**  
 R=25.00'  
 L=37.89'  
 C=34.37'  
 CB=N 03°25'08" E

**C3**  
 R=1530.00'  
 L=103.35'  
 C=103.34'  
 CB=N 44°54'26" E

ANDERWOOD POINTE WAY  
 (50' R.O.W.)

BY SIGNING BELOW I HEREBY  
 CERTIFY THAT I HAVE REVIEWED  
 AND RECEIVED A COPY OF THIS  
 SURVEY

*[Signature]* DATE: 6/30/2020  
*[Signature]* DATE: 6/30/2020

2539 ANDERWOOD POINTE WAY

**PROPERTY INFORMATION**

LOT 6 BLOCK 4

SUBDIVISION:  
 RIVERSTONE RANCH AT CLEAR CREEK SEC. 12

RECORDING INFO:  
 FILM CODE 688842, MAP RECORDS,  
 HARRIS COUNTY, TEXAS

BORROWER:  
 ED MONDICH AND RUTH A. MONDICH

TITLE CO.  
 CAREFREE TITLE AGENCY, INC  
 G.F.# 40185-1 G.F. DATE: 06-04-20

SURVEYED FOR:  
 MERITAGE HOMES CORPORATION

**DRAWING INFORMATION**

TRI-TECH JOB NO: L17597-19  
 CLIENT JOB NO: 65143720250  
 DRAWN BY: NK  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 12-26-19

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 1055L  
 REVISED DATE: 06-18-07 ZONE: "X" SHADED

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 FILM CODE 688842, M.R.I.C.T.X., H.C.C. FILE NOS: 20140337471, 20140132232, 20140444463, 20150430403, 20150430404, 20150430405, 20150436460, 20150436451, 20150438452, 20150436453, 20150436454, 20150436455, 20150436456, RP-2016-409321, RP-2017-76022, RP-2019-471077, RP-2019-488884.

ALL ROD CAPS ARE STAMPED "LJA", UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262

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 PEARLAND), 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
04-24-20	FINAL	SK
05-12-20	ADD BUYER NAME	BT
06-29-20	ADD BUYER NAME	BT

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

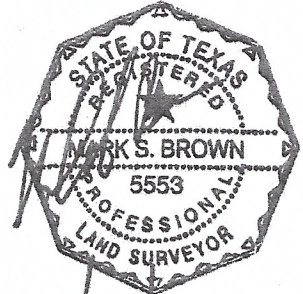
10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

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.  
 © 2020 TRI-TECH SURVEYING COMPANY, L.P.



06/29/2020  
 SURVEYOR REGISTRATION