CITY ORDINANCES
RESTRICTIVE COVENANTS
BUILDER GUIDELINES

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.

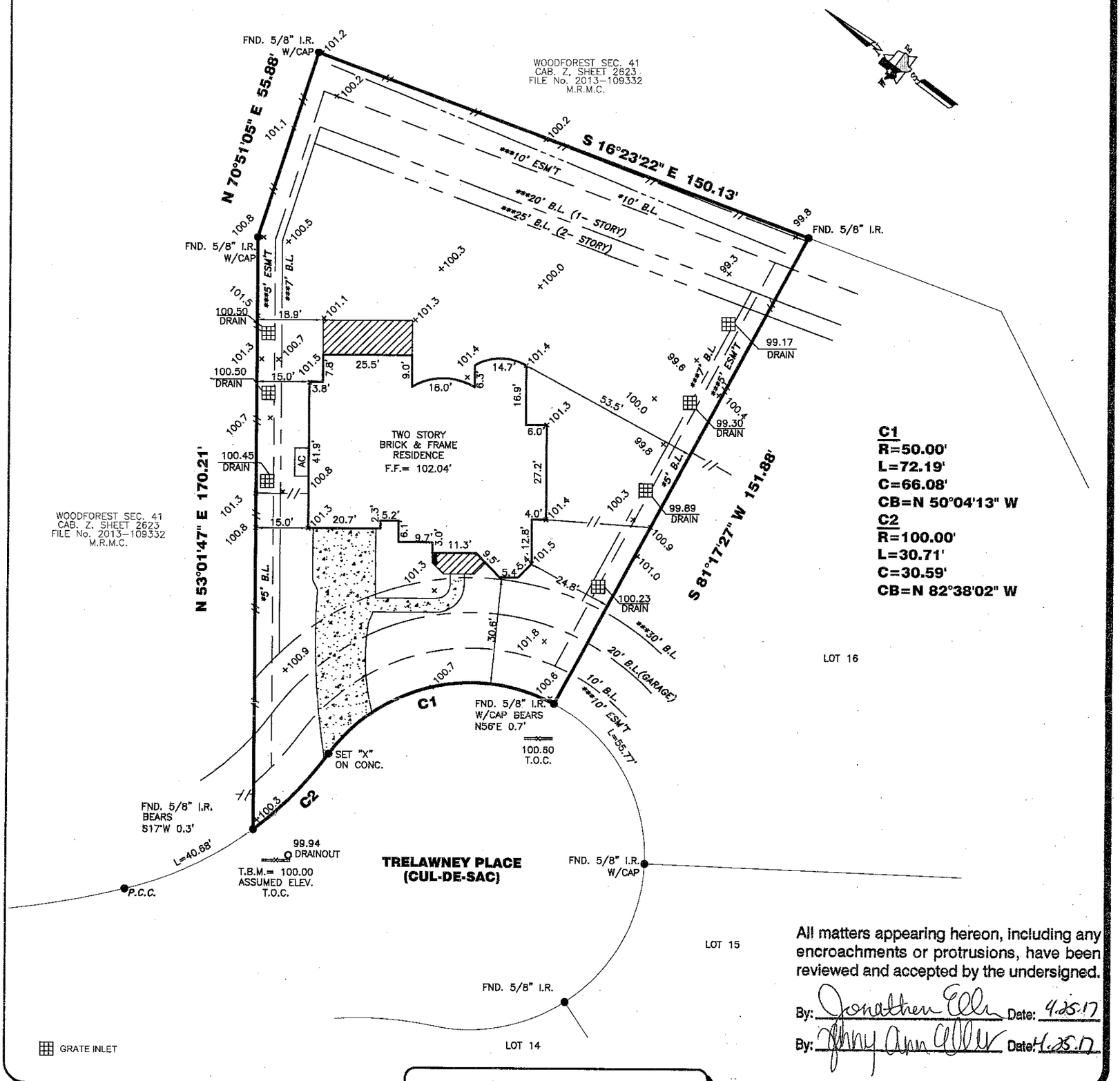
LEGEND

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

CONCRETE | COVERED | SOD | BRICK | A/C PAD | UTIL. PED. | ELEC. BOX | MANHOLE

IRON FENCE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BUILDING LINE (B.L.)
GAS LINE
AERIAL EASEMENT (A.E.)

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



C1
R=50.00'
L=72.19'
C=66.08'
CB=N 50°04'13" W
C2
R=100.00'
L=30.71'
C=30.59'
CB=N 82°38'02" W

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: Jonathan Eller Date: 4.25.17

By: Jenny Ann Eller Date: 4.25.17

105 TRELAWNEY PLACE

PROPERTY INFORMATION

LOT 17 BLOCK 1

SUBDIVISION:
WOODFOREST SEC. 22

RECORDING INFO:
CABINET Z SHEET 2603-2606, MAP RECORDS MONTGOMERY COUNTY, TEXAS

BORROWER:
JONATHAN MATTHEW ELLER AND JENNY ANN ELLER

TITLE CO.
STAR TEX TITLE

G.F.# 49721604137 **G.F. DATE:** 01-11-17

SURVEYED FOR:
PARTNERS IN BUILDING, L.P.

DRAWING INFORMATION

TRI-TECH JOB NO: BPIB116-16
CLIENT JOB NO: N/A
DRAWN BY: GR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 06-05-16

FLOOD INFORMATION

F.I.R.M. NO: 48339C **PANEL:** 0375G
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.

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 SHEET 2303-2606, M.R.M.C.TX., M.C.C. FILE NOS.2008091292, 2013106536, 2013106622, 2013106624, 2014050196, 2015026260, 2016021819, 2016088143

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 1999-282.

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 HOUSTON), 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

NO.	DATE	REASON	BY
1	12-16-16	FINAL	JVG
2	03-24-17	ADD BUYER NAME	MDOB

TRI-TECH SURVEYING CO., L.P.
WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610
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.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.
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3-27-2017

SURVEYOR REGISTRATION