

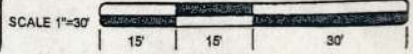
- \*CITY ORDINANCES
- \*\*RESTRICTIVE COVENANTS
- \*\*\*BUILDER GUIDELINES
- WIRE FENCE - X
- CHAIN LINK FENCE - O
- IRON FENCE - I
- WOOD FENCE - W
- OVERHEAD UTILITIES - U

- 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
- 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
- AC PAD
- FIRE HYDRANT
- LIGHT STANDARD
- UTILITY POLE
- MANHOLE
- WATER METER
- UTIL. PEDESTAL



LENNAR HOMES  
OF TEXAS LAND AND  
CONSTRUCTION, LTD.  
CALLED 1,043.9004 ACRES  
F.N. 2012056234  
M.C.O.P.R.



S 60°16'37" W 73.00'

FND. 5/8" I.R. W/CAP 102.1

LOT 2

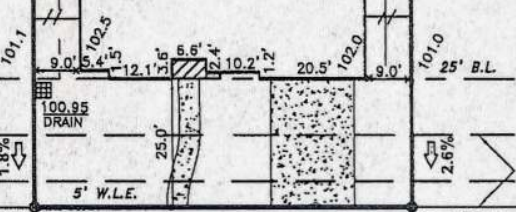
LOT 4

LOT 5

S 29°43'23" E 120.00'

N 29°43'23" W 120.00'

ONE STORY  
BRICK & FRAME  
RESIDENCE  
FF=103.50



N 60°16'37" E 73.00'

100.45  
T.O.C.

T.B.M. = 100.00  
ASSUMED ELEV.  
T.O.C.

ROBINSON POND DRIVE (50' R.O.W.)

DRAIN

FINAL LOT GRADE COMPLETE  
NOTE: SOD IN FRONT YARD  
SOD IN BACK YARD  
SWALE IN BACK YARD

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

**23314 ROBINSON POND DRIVE**

**PROPERTY INFORMATION**

LOT 3 BLOCK 2

SUBDIVISION:  
TAVOLA SEC 7

**RECORDING INFO:**

CABINET Z, SHEETS 3146-3148, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS

**BORROWER:**

DARNELL JEVON BEECHER & GLADYS QUINDARA BEECHER

**TITLE CO.**

CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD.

G.F.# CTT16661838 O.F. DATE: 8-11-16

**SURVEYED FOR:**

PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y26743-16  
CLIENT JOB NO: N/A  
DRAWN BY: GR  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD DATE: 02-12-16

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0600G  
REVISED DATE: 08-18-14 ZONE: "X"

**NOTES:**

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- ALL ROD GAPS ARE STAMPED "LJA END", 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 DERIVED PER CABINET Z, SHEETS 3146-3148, M.R.M.C.T.X., M.C.O.C. FILE NOS. 201034014, 201034141, 201034273
- PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
- ABSTRACT INFORMATION PROVIDED HEREIN 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 MONTGOMERY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
- THIS SURVEY DOES NOT ADDRESS ANY GAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
- A FOUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY WITH APPROPRIATE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

**REVISIONS**

NO.	DATE	REASON	BY
1	08-17-16	FINAL	TDA
2	08-18-16	RETOPD	TDA

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

WWW.SURVEYINGCOMPANY.COM  
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 ENDSIGNED SURVEYORS SEAL AND SIGNATURE  
© 2016, TRI-TECH SURVEYING COMPANY, L.P.



08/19/2016  
SURVEYOR REGISTRATION

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 LETTERS OF MAP CHANGE.