

SURVEY REVIEWED & ACCEPTED

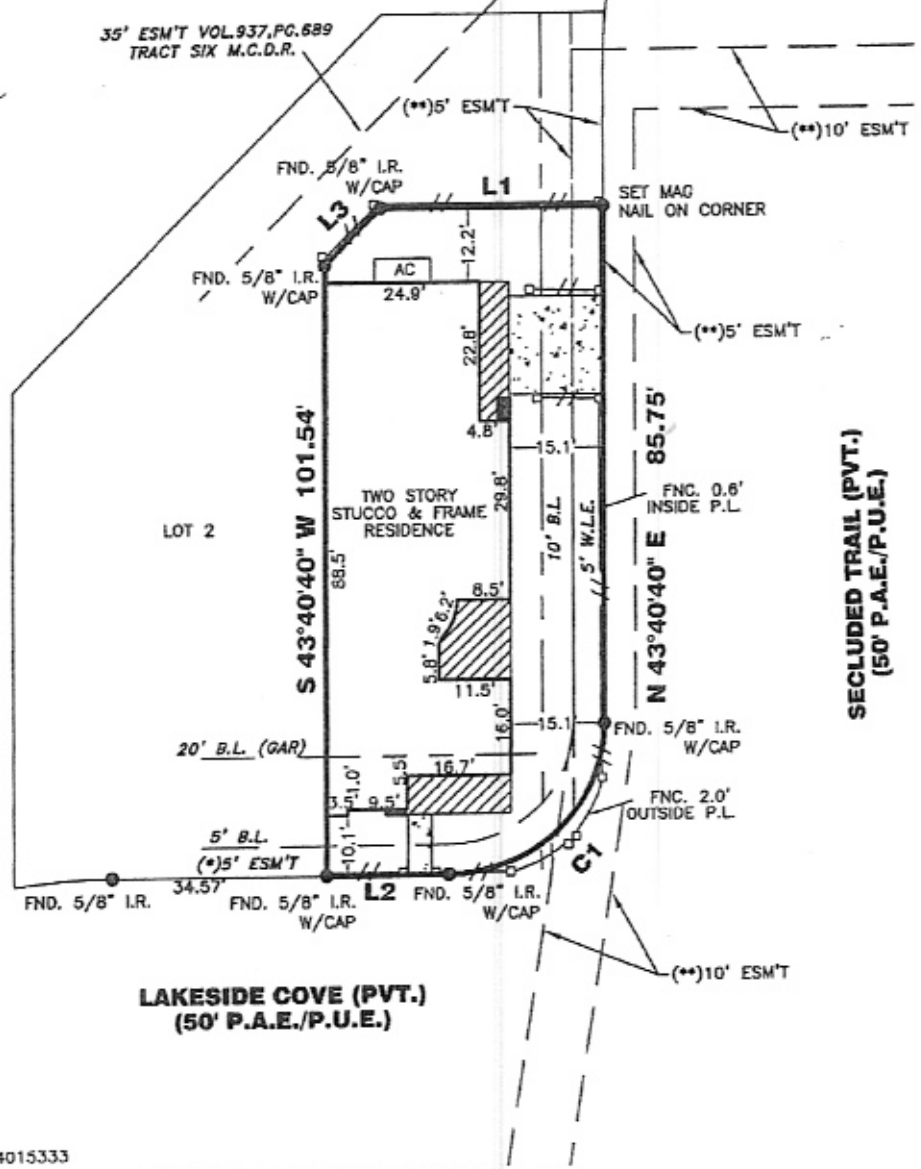
X Erin Peden  
 X Allyson Kripke

RESTRICTED RESERVE "A"  
 RESTRICTED TO LANDSCAPE/  
 OPEN SPACE USE ONLY  
 ACREAGE 0.752 AC./ 32,778 S.F.

35' ESMT VOL.937,PG.689  
 TRACT SIX M.C.D.R.

RESTRICTED RESERVE "A"  
 RESTRICTED TO LANDSCAPE/  
 OPEN SPACE USE ONLY  
 ACREAGE 0.752 AC./ 32,778 S.F.

**L1**  
 N 46°19'20" W 35.81'  
**C1**  
 R=25.00'  
 L=39.27'  
 C=35.36'  
**CB=N 88°40'40" E**  
**L2**  
 S 46°19'20" E 19.72'  
**L3**  
 S 87°43'42" W 12.81'



LOT 2

TWO STORY  
 STUCCO & FRAME  
 RESIDENCE

SECLUDED TRAIL (PVT.)  
 (50' P.A.E./P.U.E.)

**LAKESIDE COVE (PVT.)  
 (50' P.A.E./P.U.E.)**

**106 LAKESIDE COVE**

**PROPERTY INFORMATION**

LOT 1 BLOCK 4

**SUBDIVISION:**

THE WOODLANDS VILLAGE OF GROGANS MILL  
 LAKE HARRISON SEC 1, AMENDING PLAT NO. 1

**RECORDING INFO:**

CABINET Z, SHEETS 2502-2507, MAP RECORDS  
 MONTGOMERY COUNTY, TEXAS

**BORROWER:**

THE FIDLER-KRIPKE FAMILY TRUST

**TITLE CO.**

GREAT AMERICAN TITLE COMPANY

G.F.# 70189-GAT84 G.F. DATE: 01-16-19

**SURVEYED FOR:**

GRACEPOINT BUILDERS, L.P.

**DRAWING INFORMATION**

TRI-TECH JOB NO: GP589-13

CLIENT JOB NO: \_\_\_\_\_

**NOTES:**

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

ALL ROD CAPS ARE STAMPED "S & V", 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 CAB. Z, SHEETS 2502-2507, MAP RECORDS, VOL. 841, PG. 287, VOL. 841, PG. 272, VOL. 848, PG. 619, M.C.D.R. AND M.C.C.F. NOS. 9922-97, 200116493, 2013033295, 2013110219, 2013131003, 2014051682, 2015007747, 2015046440, 2015055441, 2015068442, 2015068443, 2015068444, 2015055445, 2015068089, 2015029181, 2015116307, 2016100881, 2016116327, 2017018189, 2017041870

C.O.M. ORDINANCE 85-1678 PER H.C.C.F. # N-232888 AND C.O.H. ORDINANCE 80-1912 PER H.C.C.F. # A-323573 AND AMENDED BY C.O.H. ORDINANCE 1959-263.

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 AND 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 A BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.



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www.tritechtx.com TBPL5 #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  
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