

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

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

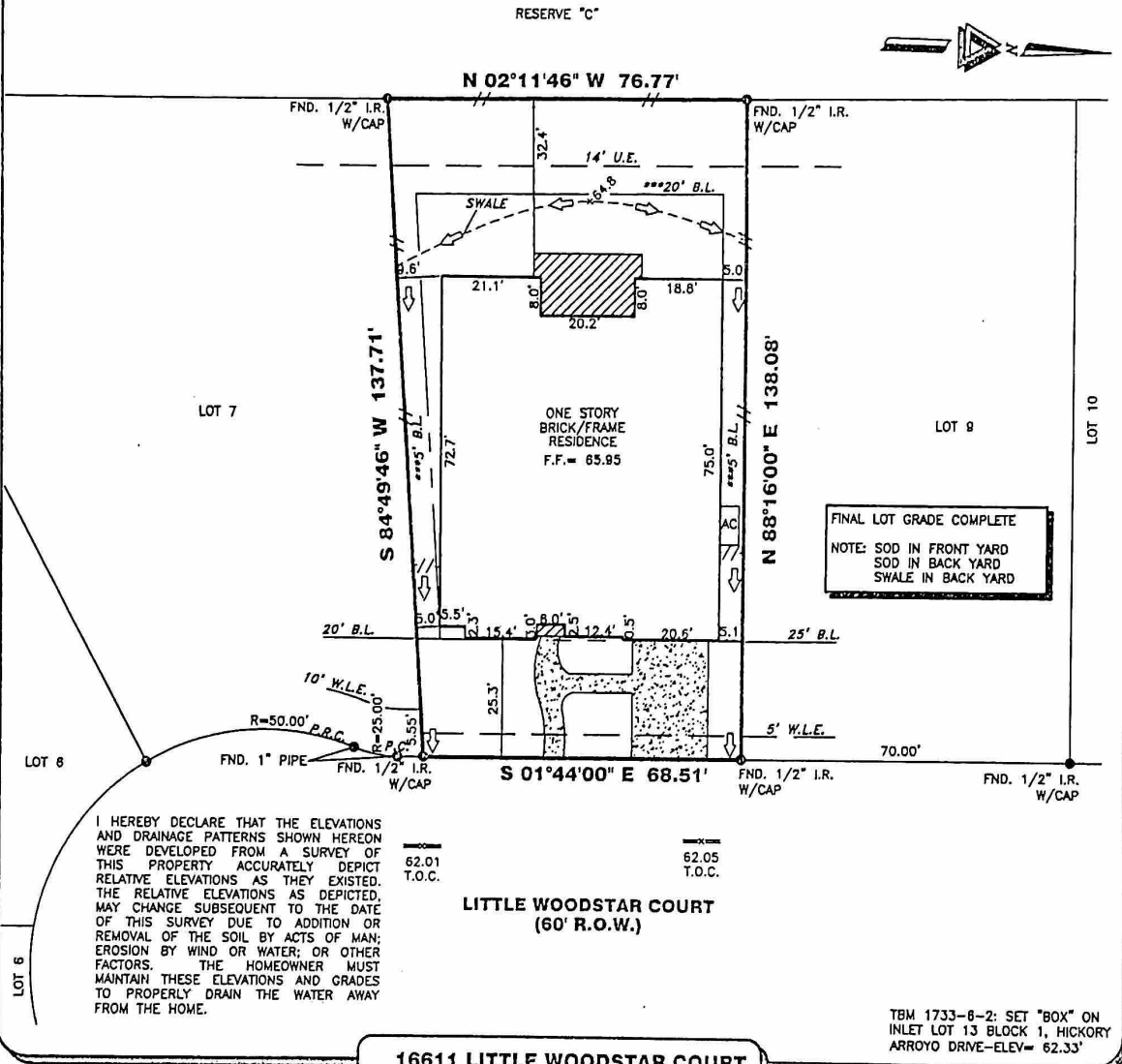
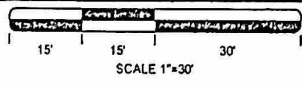
FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

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

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

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



PROPERTY INFORMATION

LOT 8 BLOCK 1

SUBDIVISION:
GROVES SEC 37

RECORDING INFO:
FILM CODE NO. 691383, MAP RECORDS
HARRIS COUNTY, TEXAS

BORROWER:
KENNETH FITZGERALD AND RACHEL MANDELIN

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.

G.F.# ETH2003852 G.F. DATE: 01-26-21

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y34178-20
CLIENT JOB NO: N/A
DRAWN BY: VG
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 10-23-20

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0505M
REVISED DATE: 06-09-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREIN 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 691383, M.R.M.C.T.X. M.C.C. FILE NO. 2014010430, 20140411583, RP-2017-726X, RA-2018-566718, RP-2019-505640.

ALL ROD CAPS ARE STAMPED "DGE INC", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 18" ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # H-202086 AND C.O.H. ORDINANCE 99-1312 PER H.C.F. # H-203783 AND AMENDED BY C.O.H. ORDINANCE 1998-282.

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 CONNECTION 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.

Ken...
R Mandelin

REVISIONS

DATE	REASON	BY
02-05-21	FINAL	KP

TRI-TECH SURVEYING COMPANY, L.P.

10401 WBSTOPPICE 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.
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02/09/2021
SURVEYOR REGISTRATION