

**LEGEND**

I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT  
 CONCRETE  
 COVERED  
 SOD  
 BRICK  
 A/C PAD  
 ELEC. BOX  
 UTIL. PED.  
 MANHOLE  
 WATER METER  
 M.U.E. = MUNICIPAL UTILITY ESMT  
 S.S.E. = SANITARY SEWER ESMT  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY  
 IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)

SCALE 1"=30'



**PEDERNALES COURT (50' R.O.W.)**

**13731 PEDERNALES COURT**

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

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.

**PROPERTY INFORMATION**

LOT 21 BLOCK 6

SUBDIVISION:  
COPPER RIDGE AT INDIAN TRAILS SEC. 1

RECORDING INFO:  
FILM CODE 686886, MAP RECORDS,  
HARRIS COUNTY, TEXAS

BORROWER:  
SEAN HOSMER AND KARA HOSMER

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

G.F.# ETH2000068 G.F. DATE: 01-15-20

SURVEYED FOR:  
PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y32225-19

CLIENT JOB NO:  
DRAWN BY: MR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 09-10-19

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 0220L

REVISED DATE: 06-18-07 ZONE: "X"

REVISIONS

DATE	REASON	BY
09/10/19	FORM	MR
12/14/19	FINAL	MGM
01/27/20	ADD BUYER	SM

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 686886, M.R.H.C.T.X. H.C.C. FILE NOS. RP-2018-10581, RP-2018-35113, RP-2018-40279, RP-2018-48097, RP-2019-48112, RP-2019-50804, RP-2019-73244, RP-2019-86240.

ALL ROD CAPS ARE STAMPED "DOTTOLLO" UNLESS OTHERWISE NOTED.

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

G.O.H. ORDINANCE 36-1973 PER H.C.C.F. # 4253386 AND C.O.H. ORDINANCE 66-1512 PER H.C.C.F. #30793 AND AMENDED BY L.O.H. ORDINANCE 1998-282

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 "LAYS, CUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

SITE SUBJECT TO UNITED GAS PIPE LINE COMPANY SLANNET EASEMENTS AS RECORDED H.C.C.F. NOS. 0712143, 0712164 (DO NOT BE DELINEATED)

**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.



01/27/2020  
SURVEYOR REGISTRATION