*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES
WIRE FENCE —x—
CHAIN LINK FENCE —0—
IRON FENCE —I—
WOOD FENCE —//—
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 A/C PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MH MANHOLE
WATER METER
UTIL. PEDESTAL

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

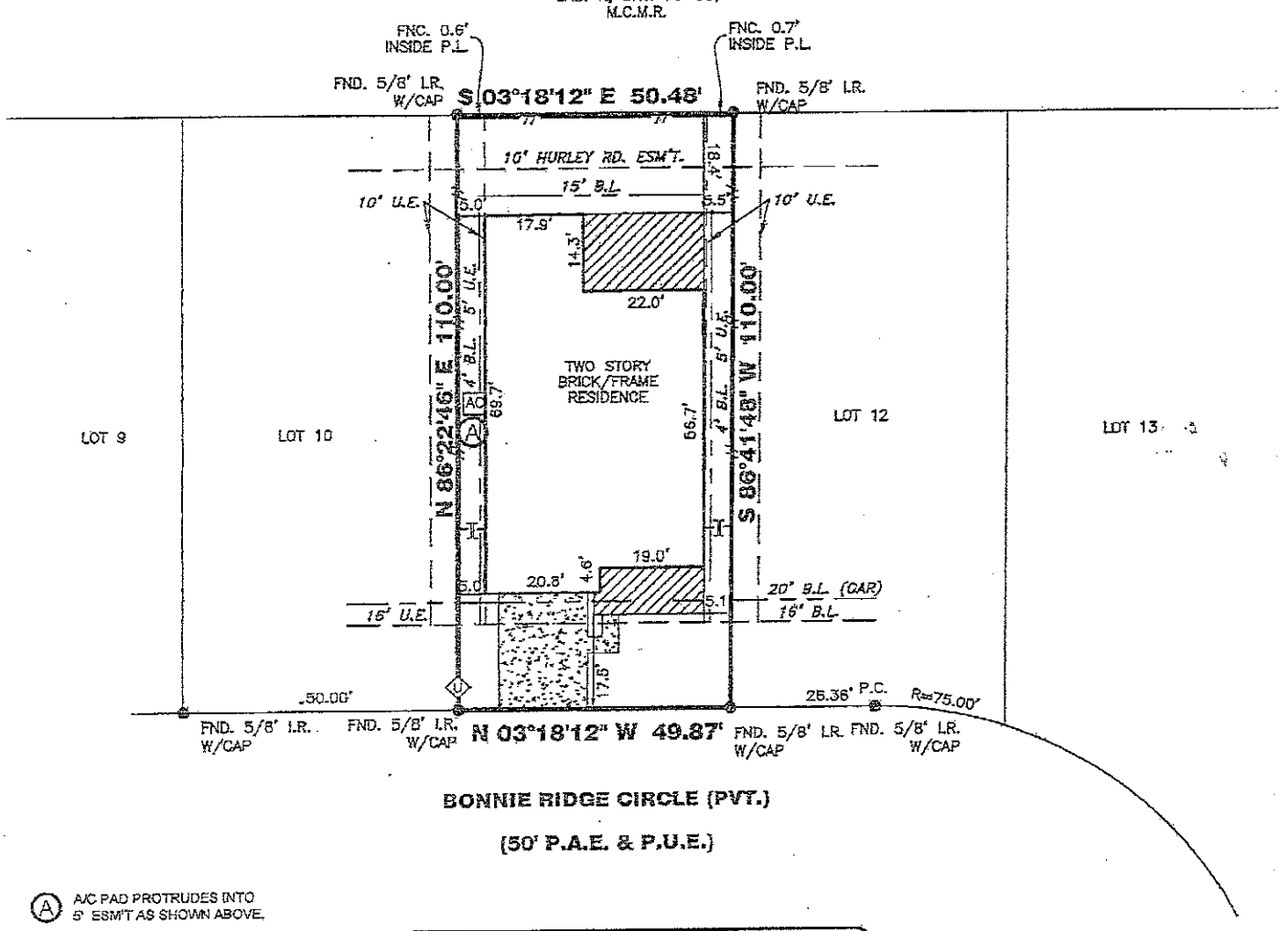
N

SURVEY REVIEWED & ACCEPTED

x Billie Sue Williams

x DA Williams

FINAL PLAT OF
TUSCANY WOODS
CAB. R, SHT. 79--80,
M.C.M.R.



BONNIE RIDGE CIRCLE (PVT.)

(50' P.A.E. & P.U.E.)

(A) A/C PAD PROTRUDES INTO 5' ESMT AS SHOWN ABOVE.

143 BONNIE RIDGE CIRCLE (PVT)

PROPERTY INFORMATION

LOT 11 BLOCK 6

SUBDIVISION:
LILY AMENDING PLAT NO. 1

RECORDING INFO:
CABINET Z, SHEETS 3510-3513, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
BILLIE SUE WILLIAMS

TITLE CO.
GREAT AMERICAN TITLE COMPANY

G.F.# 74425-GAT84 G.F. DATE: 02-06-20

SURVEYED FOR:
GRACEPOINT BUILDERS, L.P.

DRAWING INFORMATION

TRI-TECH JOB NO: GP891-15
CLIENT JOB NO: N/A
DRAWN BY: MC
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 08-21-19

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0540G
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. THIS 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 CABINET Z, SHEETS 3510-3513, M.R.M.C.TX., M.C.C. FILE NOS. 2015083925, 2015082105, 2015124831, 2015124835, 2015124837, 2015124838, 2015124839, 2015124840, 2015124841, 2015124842, 2016033226, 2016108891, 2016115340, 2017000506, 2017018171, 2016008733, 2016114151.

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 SHENANDOAH), 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	08-30-19	RE-FORM	SM
2	03-03-20	FINAL SURVEY	BT

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.

STATE OF TEXAS
REGISTERED
MARK S. BROWN
5553
PROFESSIONAL
LAND SURVEYOR

03/12/2020
SURVEYOR REGISTRATION