

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

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

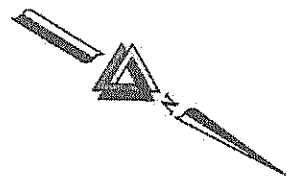
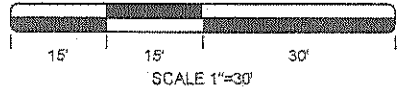
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

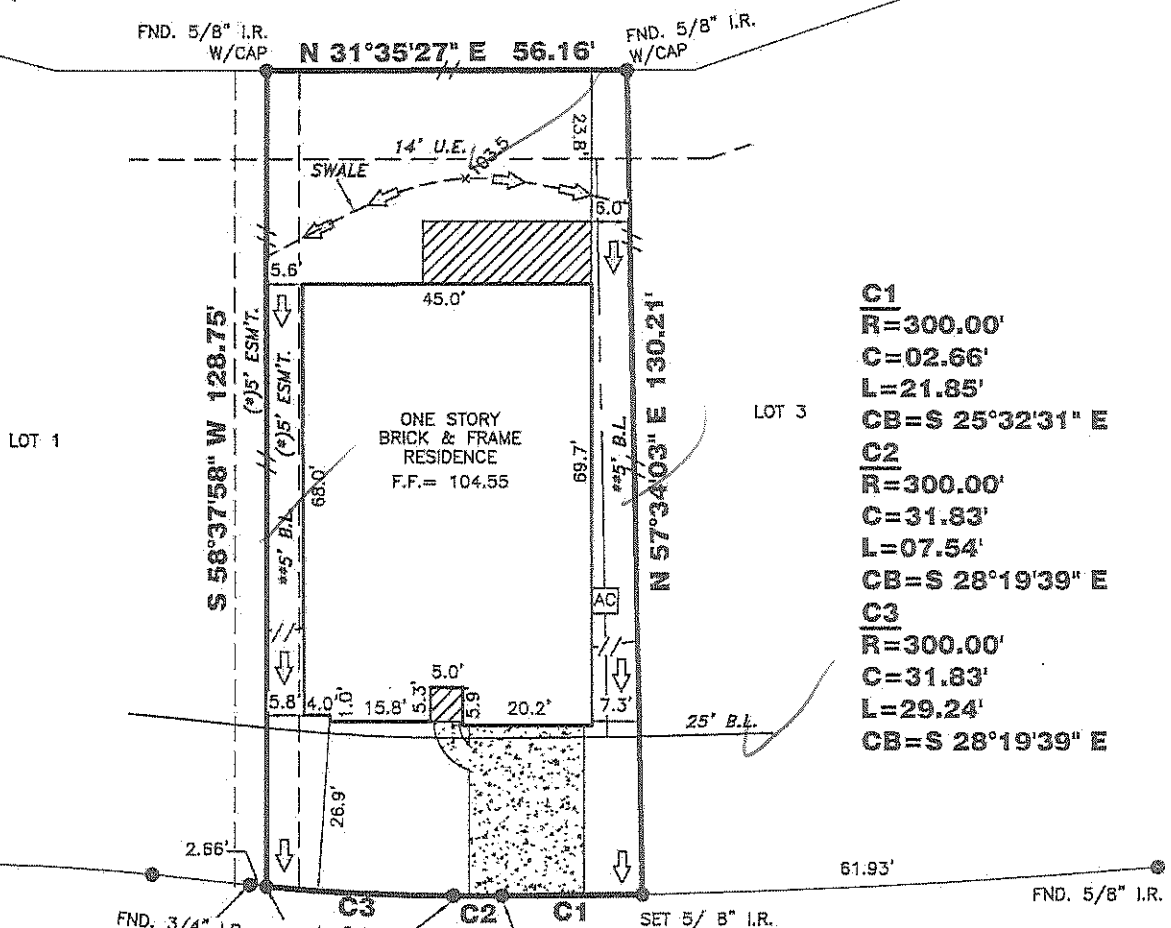
M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

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

IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)



ROYAL BROOK AT KINGWOOD  
 SEC 1 PARTIAL REPLAT NO 1  
 AND EXTENSION  
 CF NO. 678449  
 HCMR



- C1**  
R=300.00'  
C=02.66'  
L=21.85'  
CB=S 25°32'31" E
- C2**  
R=300.00'  
C=31.83'  
L=07.54'  
CB=S 28°19'39" E
- C3**  
R=300.00'  
C=31.83'  
L=29.24'  
CB=S 28°19'39" E

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.

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

100.45  
 T.O.C.

**DOVETAIL HOLLOW LANE**  
 (R.O.W. VARIES)

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

(\*)5' ESM'T RP-2018-127364

**3214 DOVETAIL HOLLOW LANE**

**PROPERTY INFORMATION**

LOT 2 BLOCK 1

SUBDIVISION:  
 ROYAL BROOK AT KINGWOOD SEC. 18

RECORDING INFO:  
 FILM CODE NO. 681059, MAP RECORDS,  
 HARRIS COUNTY, TEXAS

BORROWER:  
 KEVIN MARK WAGNER AND KAREN CECILIA WAGNER

TITLE CO.  
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD  
 G.F.# ETH1904386 G.F. DATE: 12-02-19

SURVEYED FOR:  
 PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y32121-19  
 CLIENT JOB NO: N/A  
 DRAWN BY: SM  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 08-09-19

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 0310L  
 REVISED DATE: 06-17-07 ZONE: "X"

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 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 NO. 681059, M.P.H.C.TX., H.C.C. FILE NOS. R707377, 2114076, 20150436576, 20150454269, 20150500276, 20150512992, 20150512993, 20150512994, 20150512995, 20150512996, 20150512997, 20150512998, 20150512999, RP-2016-254612, RP-2017-204132, RP-2017-340863, RP-2018-88145, RP-2018-127264

ALL ROD CAPS ARE STAMPED "JONES & CARTER", 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.

G.O.M. ORDINANCE 85-1878 PER H.C.C.F. # N-283888 AND C.O.H. ORDINANCE 69-1312 PER H.C.C.F. # M-237573 AND AMENDED BY G.O.H. ORDINANCE 1999-282.

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

*Stamp*

*Kevin*

NO.	DATE	REASON	BY
1	10-24-19	FINAL SURVEY	BT
2	12-13-19	ADD BUYER NAME	MDOB

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

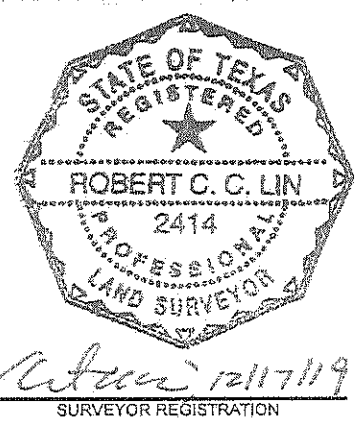
10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

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.  
 © 2019 TRI-TECH SURVEYING COMPANY, L.P.



*Robert C. C. Lin* 12/17/19  
 SURVEYOR REGISTRATION