

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

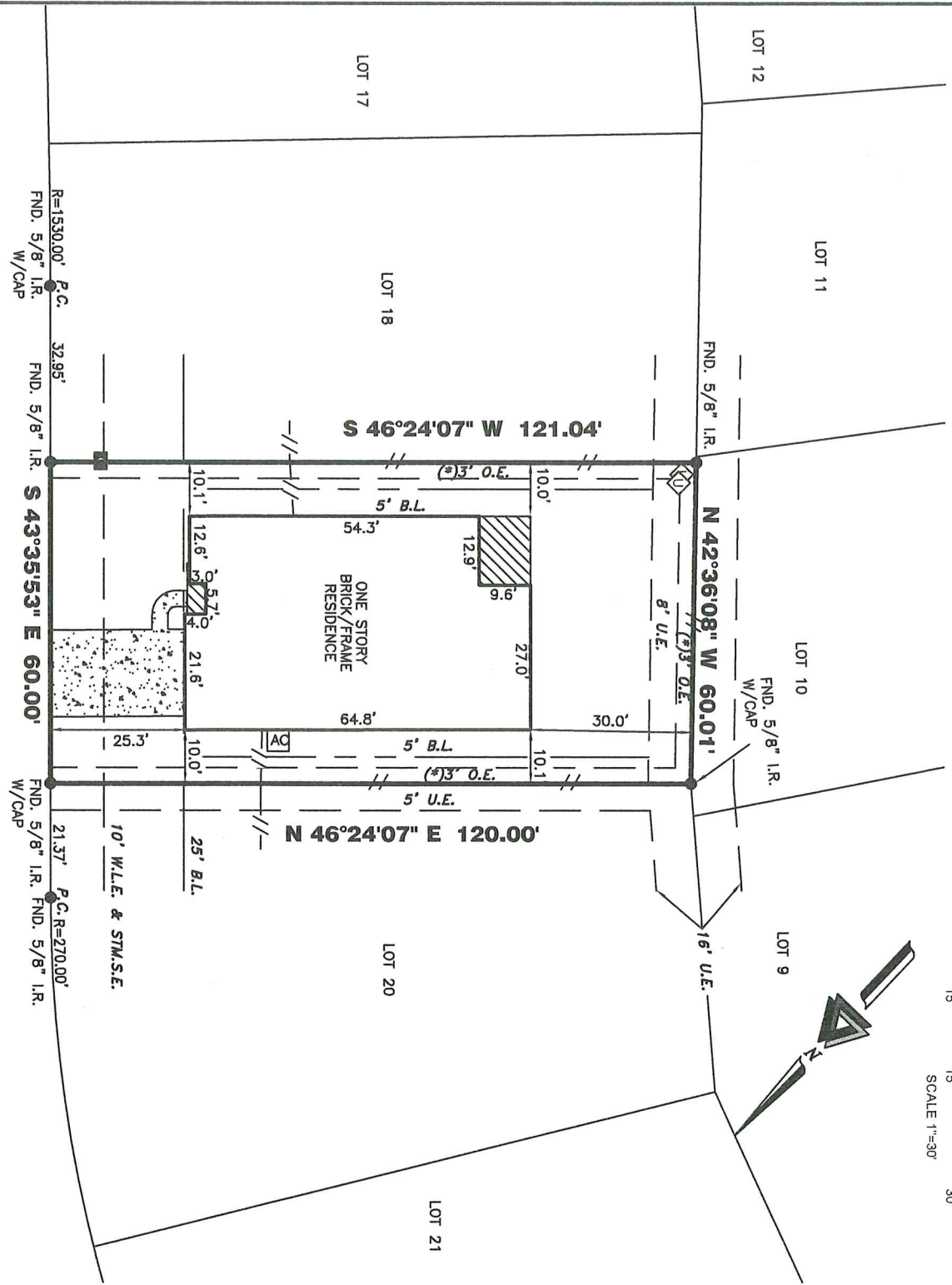
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

FND. = FOUND  
 F.NC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 O.E. = UNOBSERVED ESMT.

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.)

**LEGEND**



**2419 AUTUMN HILLS LN.**

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DERIVED PER PLAT NO. 20190208, 2012055443, 2012055444, 2012055445, 2012055446, 2012055447, 2012055448, 2012055449, 2018074801, 2019114947, 2019124683, 2020040681, 2020054145, 2020055855, 2021028855.  
 ALL ROD CAPS ARE STAMPED 'DS', UNLESS OTHERWISE NOTED.  
 SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.  
 C.O.D. ORDINANCE 86-018 PER H.C.C.F. # A-253888 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-393793 AND AMENDED BY C.O.H. ORDINANCE 89-2826.  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE SURVEYOR. THIS BELIEF DOES NOT CONSTITUTE A GUARANTEE OF 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 ROSENBERG), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.  
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURES OR ITEMS THAT ARE ATTACHED TO THE FOUNDATION, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.  
 SITE SUBJECT TO NON-SURVEY AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRIC SERVICES TO ONE ELECTRIC BY F.B.C.C.F. # 2019114947. (CANNOT BE DELINEATED).

(\*) 3' O.E. - #2020105493

**PROPERTY INFORMATION**

LOT 19 BLOCK 3  
 SUBDIVISION: WALNUT CREEK SECTION TWENTY THREE  
 RECORDING INFO: PLAT NO. 20190208, PLAT RECORDS, FORT BEND COUNTY, TEXAS  
 BORROWER: MAILEE CARMEN SARAVIA AND CIRO JOSE SARAVIA ORTEGA TITLE CO.

PLATINUM TITLE PARTNERS, L.P.  
 G.F.# 20-66766-20 G.F. DATE: 05-27-21  
 SURVEYED FOR: DEVON STREET HOMES, LP

**DRAWING INFORMATION**

TRI-TECH JOB NO: DS2580-20  
 CLIENT JOB NO: VG  
 DRAWN BY: REFERRED TO PLAT NORTH  
 BEARING BASE: FIELD DATE: 02-01-21

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0265L  
 REVISED DATE: 04-02-14 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.



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 www.tritechtx.com  
 TBPPLS #101115900

**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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SURVEYOR REGISTRATION

**REVISIONS**

DATE	REASON	BY
02-01-21	FORM	VG
07-27-21	FINAL	SS
08-17-21	RESURVEY FENCE	BT