

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

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

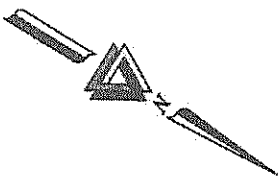
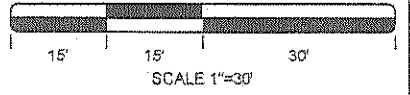
FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

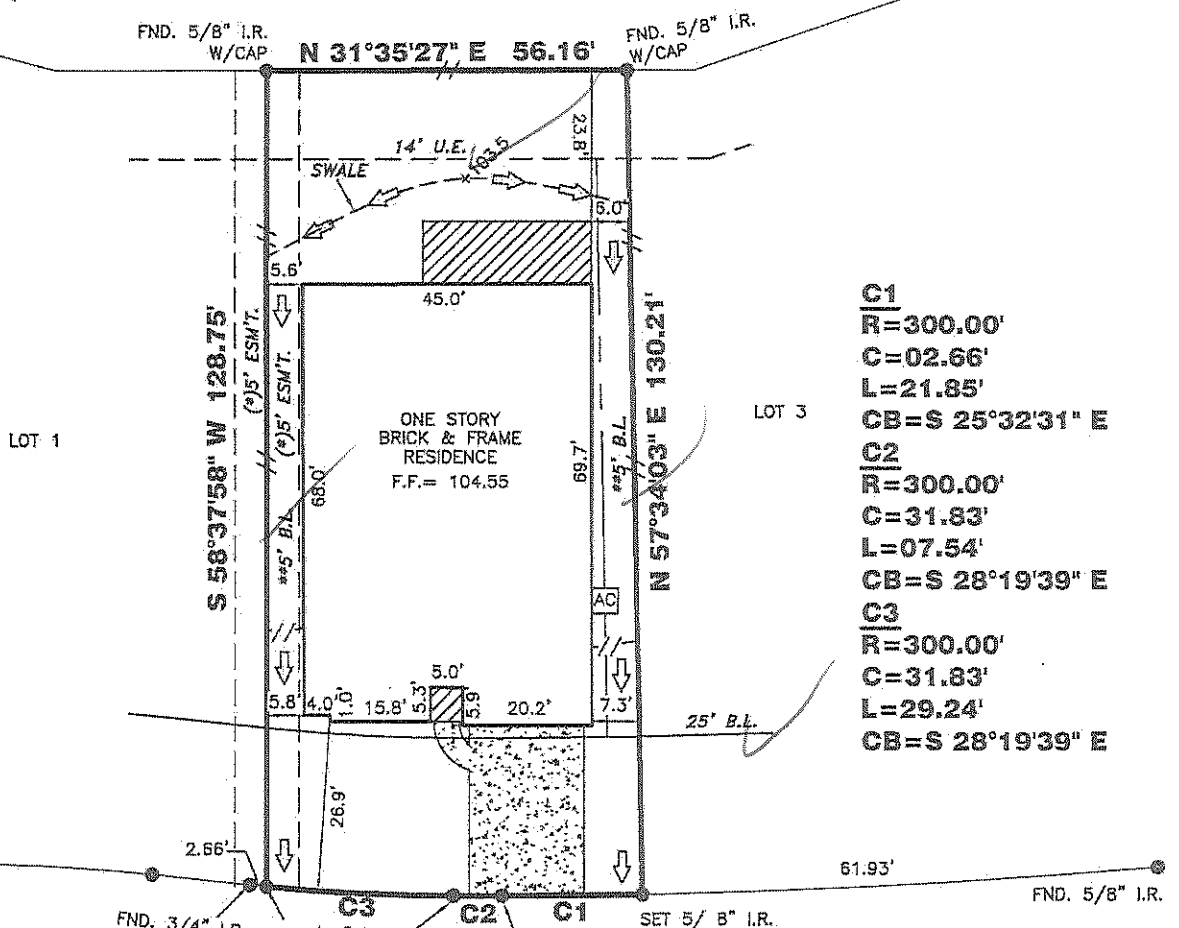
M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

CONCRETE
 COVERED
 SOD
 BRICK
 A/C PAD
 ELEC. BOX
 UTIL. PED.
 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

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, 2116076, 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.
 C.O.M. ORDINANCE 85-1878 PER H.C.C.F. # N-263888 AND C.O.M. ORDINANCE 69-1312 PER H.C.C.F. # M-237573 AND AMENDED BY C.O.M. 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.

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.

REVISIONS

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



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.
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Robert C. C. Lin
 SURVEYOR REGISTRATION