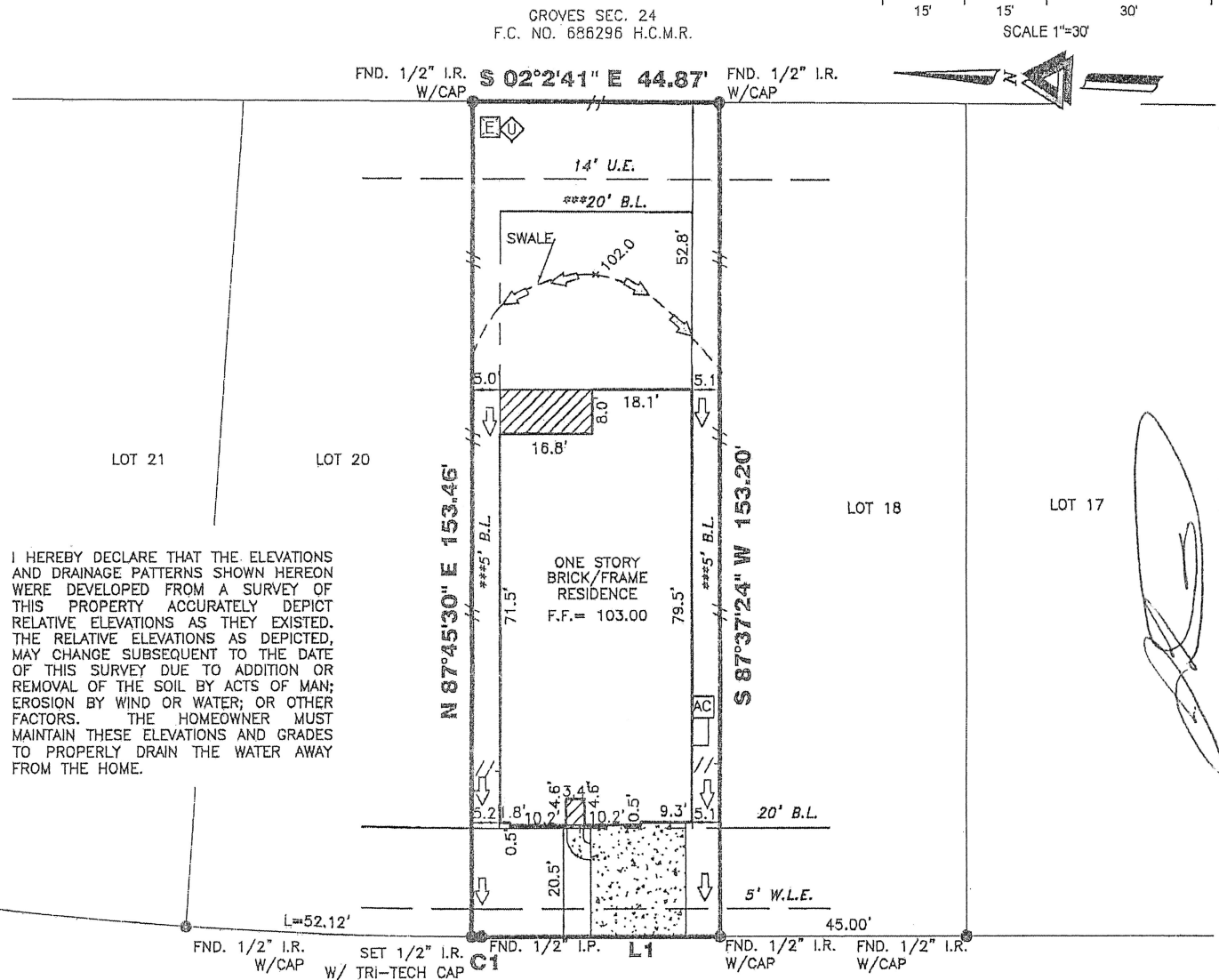
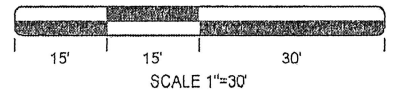


* CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	LEGEND	M.U.E. = MUNICIPAL UTILITY ESMT.	IRON FENCE
** RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE		S.S.E. = SANITARY SEWER ESMT.	WIRE FENCE
*** BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.		W.L.E. = WATERLINE EASEMENT	WOOD FENCE
() RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.		R.O.W. = RIGHT-OF-WAY	CHAIN LINK FENCE
CONCRETE	COVERED	SOD	BRICK	A/C PAD	ELEC. BOX
					UTIL. PED.
					MANHOLE
					WATER METER
					EASEMENT LINE
					AERIAL EASEMENT (A.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.

C1
R=770.00'
L=01.82'
C=01.82'
CB=N 02°18'33" W
L1
N 02°22'36" W 43.42'

100.19
T.O.C.
 T.B.M.= 100.00
 ASSUMED ELEV.
 T.O.C.
TULIPAN SPRING TRAIL
(60' R.O.W.)

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

16322 TULIPAN SPRING TRAIL

PROPERTY INFORMATION

LOT 19 BLOCK 4

SUBDIVISION:
 GROVES SEC. 27

RECORDING INFO:
 FILM CODE 687121, MAP RECORDS,
 HARRIS COUNTY, TEXAS

BORROWER:
 JOSUE VALENCIA AND LIDIA VALENCIA

TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
 G.F.# ETH2001085 G.F. DATE: 04-06-20

SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y32603-19

CLIENT JOB NO:
 DRAWN BY: RM

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0505M

REVISED DATE: 06-09-14 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.

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 687121, M.R.H.C.T.X. H.C.C. FILE NOS. 2014010420, 20140411683, RP-2017-72826, RP-2018-450202, RP-2016-566718, RP-2018-40219, RP-2019-245700, RP-2020-40210.

ALL ROD CAPS ARE STAMPED "BGE INC", 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.H. ORDINANCE 85-1876 PER H.G.C.F. # N-253685 AND C.O.H. ORDINANCE 85-1312 PER H.G.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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.

REVISIONS

NO.	DATE	REASON	BY
1	11-26-19	FORM	RM
2	02-21-20	FINAL	VG
3	03-23-20	ADD BUYER NAME	MDOB
4	04-23-20	CHG 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.
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04/23/2020
 SURVEYOR REGISTRATION