

*** CITY ORDINANCES**
**** RESTRICTIVE COVENANTS**
***** BUILDER GUIDELINES**

WIRE FENCE — X —
CHAIN LINK FENCE — O —
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.
MUJE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY
FND = FOUND

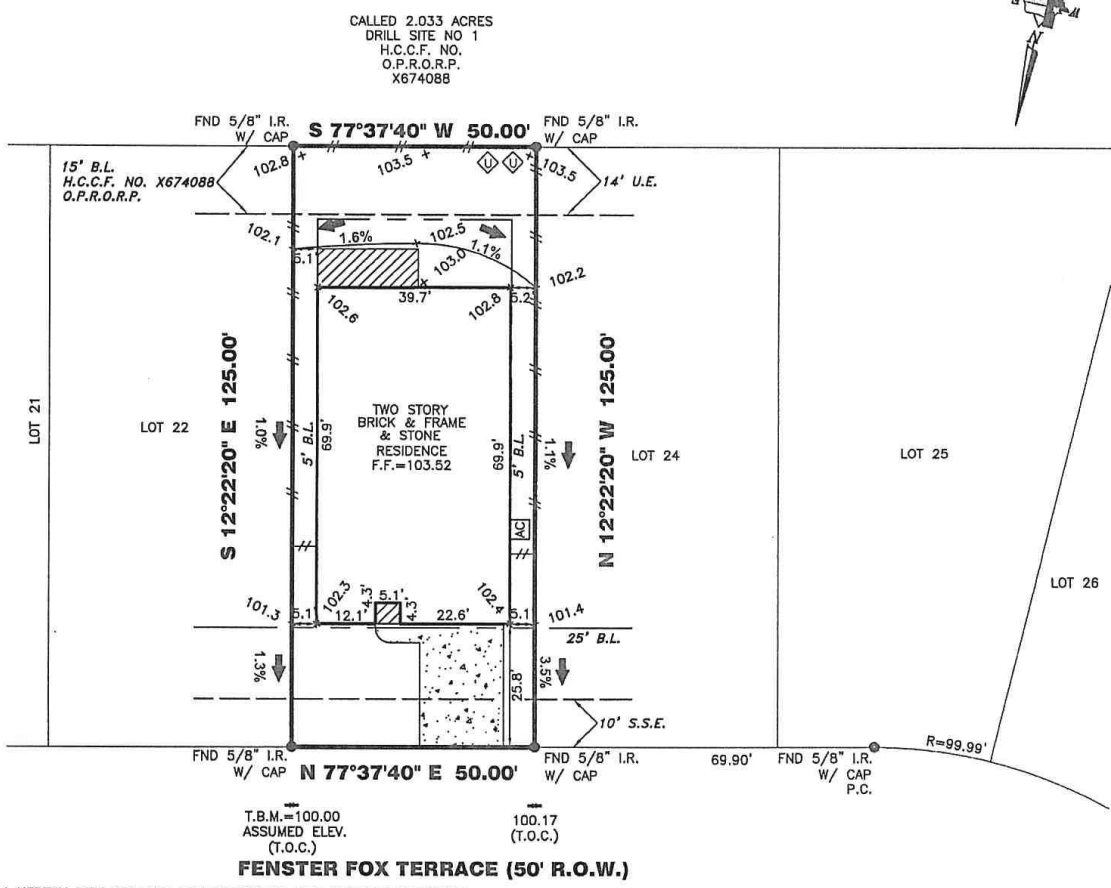
LEGEND

CONCRETE [Symbol]
ELECT. BOX [Symbol]
FIRE HYDRANT [Symbol]
MANHOLE [Symbol]
WATER METER [Symbol]
UTIL. PEDESTAL [Symbol]

AC A/C PAD [Symbol]
COVERED [Symbol]
SOD [Symbol]

SCALE 1"=30'

15' 15' 30'



I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREBY WERE DEVELOPED RELATIVE 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 HOEMOWNERS MUST MAINTAINED THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

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

23023 FENSTER FOX TERRACE

PROPERTY INFORMATION

LOT 23 BLOCK 1

SUBDIVISION:
VENTANA LAKES SEC 1

RECORDING INFO:
FILM CODE 658286, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
NATHAN GARDNER

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD

G.F.# ETH-333-ETH1500950 G.F. DATE: 04-21-15

SURVEYED FOR:
PERRY HOMES, LLC

NOTES:

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

ALL ROD CAPS ARE STAMPED "BROWN & GAY", 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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 658286, M.R.H.C. TX.; H.C. FILE NOB. 20130566440, 20140112505, 201414173, 20140302478, 20140331714, 20140374378

C.O.H. ORDINANCE 85-1678 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 80-1312 PER H.C.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.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

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.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY.

DRAWING INFORMATION

TRI-TECH JOB NO: Y25136-14

CLIENT JOB NO: N/A

DRAWN BY: MC

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 01-13-15

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0585L

REVISED DATE: 06-18-07 ZONE: "X"

REVISIONS

NO.	DATE	REASON	BY
1	04-03-15	FINAL	PS
2	05-04-15	ADD BUYER NAME	MDOB

TRI-TECH SURVEYING CO., L.P.

WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 10115500

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 INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

© 2015, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
DANIEL W. GODDALE
PROFESSIONAL LAND SURVEYOR
1999

5-4-15

SURVEYOR REGISTRATION