

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

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

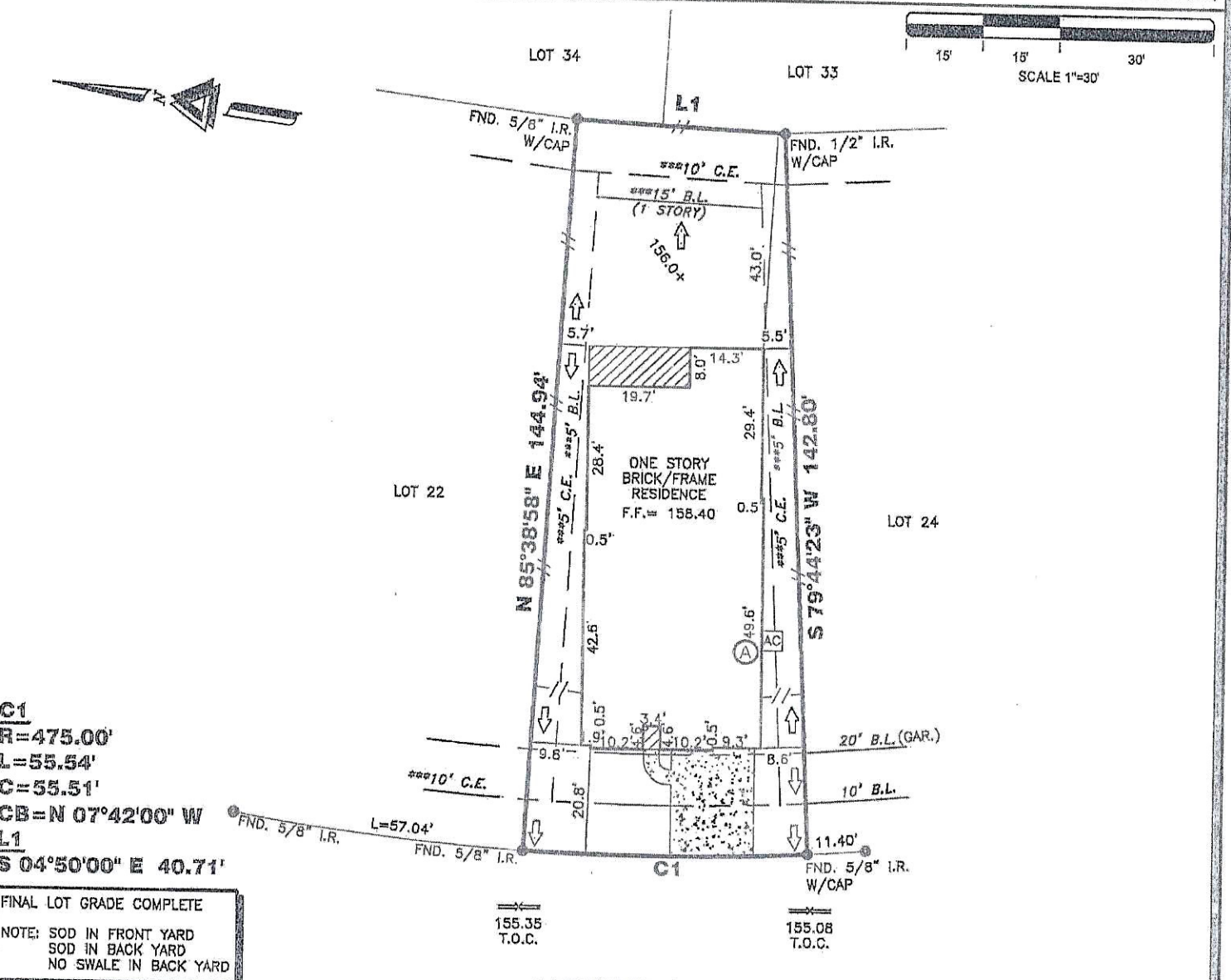
FND. = FOUND
FNG. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

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

— I — IRON FENCE
— X — WIRE FENCE
— // — WOOD FENCE
— O — CHAIN LINK FENCE
— — — — — BUILDING LINE (B.L.)
— - - - - EASEMENT LINE
- - - - - AERIAL EASEMENT (A.E.)

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



C1
R=475.00'
L=55.54'
C=55.51'
CB=N 07°42'00" W
L1
S 04°50'00" E 40.71'

FINAL LOT GRADE COMPLETE
NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
NO SWALE IN BACK YARD

**NORTH BEARKAT COURT
(50' R.O.W.)**

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.

(A) A/C PAD PROTRUDES INTO 5' C.E. AS SHOWN ABOVE.

BM: ON PLAT WF69 CONC MONUMENT WITH BRASS DISC ELEV=151.87 (NGVD29)
TBM 1524-64-1: SET "BOX CUT" ON INLET ON LOT 18 BLOCK 2 ELEV = 155.54.

238 NORTH BEARKAT COURT

PROPERTY INFORMATION

LOT 23 BLOCK 2

SUBDIVISION:
WOODFOREST SEC. 69

RECORDING INFO:
CABINET Z, SHEETS 5027-5030, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
RAYMOND BYRON BESSER AND IVI ZOE SANGUINETTI

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

G.F.# CTT19709010 G.F. DATE: 12-03-19

SURVEYED FOR:
PERRY HOMES, LLC

NOTES:

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

SUBJECT TO A DRAINAGE EASEMENT 10' 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 CABINET Z SHEETS 5027-5030, M.R.M.C.T.A., M.C.C. FILE NOS. 2001118267, 2005091292, 2011108303, 2011101389, 2011103384, 2011103392, 2011103395, 2011097821, 2012005425, 2013121091, 2013121629, 2015028240, 2016068143, 2016030877, 2016021816, 2017010526, 2017022016, 201802272A, 2018051725, 2018050710, 2018040123, 2018050595, 201809707A, 201808073A, 2018090701, 2019020712, 2011109453.

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 COURSE), 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.

TRI-TECH SURVEYING COMPANY, L.P.

10401 WESTORFICE 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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DRAWING INFORMATION

TRI-TECH JOB NO: Y31863-19

CLIENT JOB NO: N/A

DRAWN BY: MM

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 07-25-19

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0370G

REVISED DATE: 08-18-14 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.

REVISIONS

NO.	DATE	REASON	BY
1	11-10-19	FINAL SURVEY	JIN
2	12-13-19	ADD BUYER NAME.	MDOE

(Signature), 12/17/19
SURVEYOR REGISTRATION