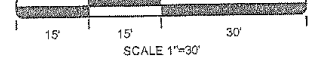


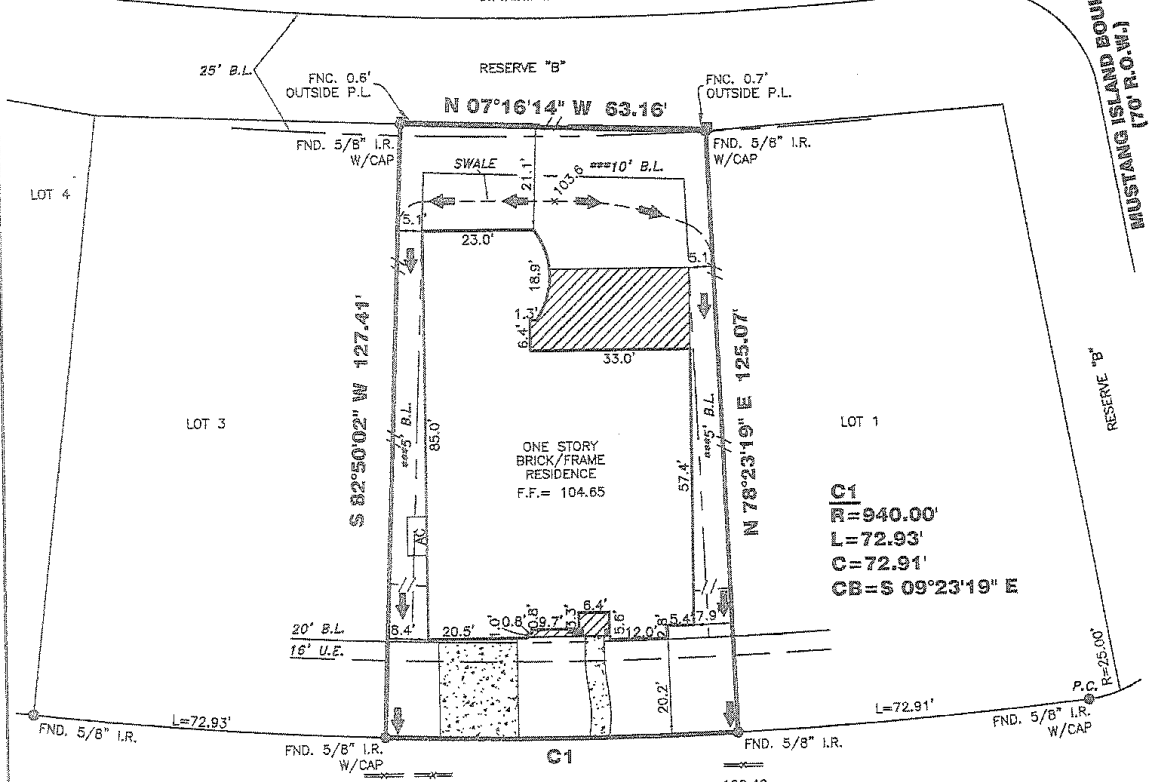
LEGEND

*CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	— I —	IRON FENCE
**RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	— X —	WIRE FENCE
***BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT	— / —	WOOD FENCE
() RECORD INFORMATION	P.A.E. = PERMANENT ACCESS ESMT.	P.E. = PERMANENT ACCESS ESMT.	STM.S.E. = STORM SEWER EASEMENT	— O —	CHAIN LINK FENCE
	U.E. = UTILITY EASEMENT	W.S.E. = WATER SEWER EASEMENT	R.O.W. = RIGHT-OF-WAY	---	BUILDING LINE (B.L.)
				---	EASEMENT LINE
				---	AERIAL EASEMENT (A.E.)

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



CC SCOA III, L.P.
1,576.1910 ACRES
(SOUTH TRACT)
C.F. NO. 2018094303
O.P.R.P.M.C.T.



C1
R1 = 940.00'
L = 72.93'
C = 72.91'
CB = S 09°23'19" E

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

100.26 T.B.M.: ASSUMED
T.O.C. ELEV.=100.00'
"V" CUT AT T.O.C.

BREAKWATER LANE
(50' R.O.W.)

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.

22044 BREAKWATER LANE

PROPERTY INFORMATION

LOT 2 BLOCK 2

SUBDIVISION:
THE HIGHLANDS SEC 5

RECORDING INFO:
CABINET Z, SHEET 7462, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

BORROWER:
JEFFREY MARTIN & LAURA DIOGUARDI-MARTIN

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

G.F.# CTT22754830 G.F. DATE: 07-06-22

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y36506-22

CLIENT JOB NO: N/A

DRAWN BY: VG

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0575G

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.

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEET 7462, M.R.M.C. P.L. & C.O. FILE NOS. #281805, 2018020506, 2019090824, 2020030750, 2020071607, 2020080192, 2020090159, 2021040528, 2021090228, 2021090594, 2021090994, 2021120658, 2021141120, 2021150981, 2022020956, 2022071933.

ALL ROD CAPS ARE STAMPED "CORTELO 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 85-1676 PER H.C.C.F. # N-383902 AND G.O.A. ORDINANCE 89-1812 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 108-00.

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 CONNECTION WITH TITLE INFORMATION LISTED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PORTER, IF ANY, THAT AFFECT SUBJECT PROPERTY) SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURAL FEATURES, WHICH MAY PROVIDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

DATE	REASON	BY
03-01-22	FORM	VG
09-18-22	FINAL	BI

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.
© 2022 TRI-TECH SURVEYING COMPANY, L.P.

08/23/2022

MARK S. BROWN
5553
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION