

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

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

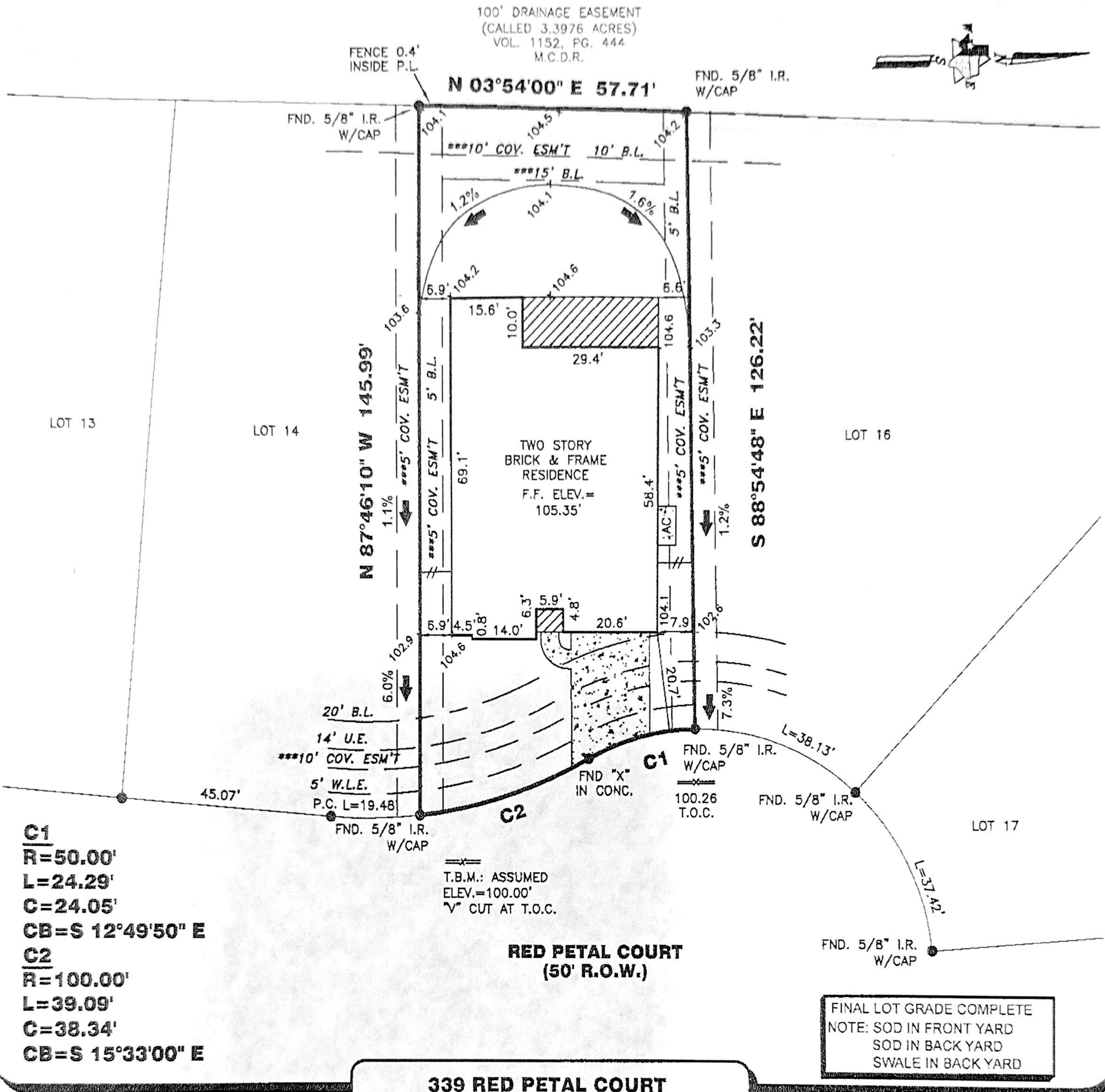
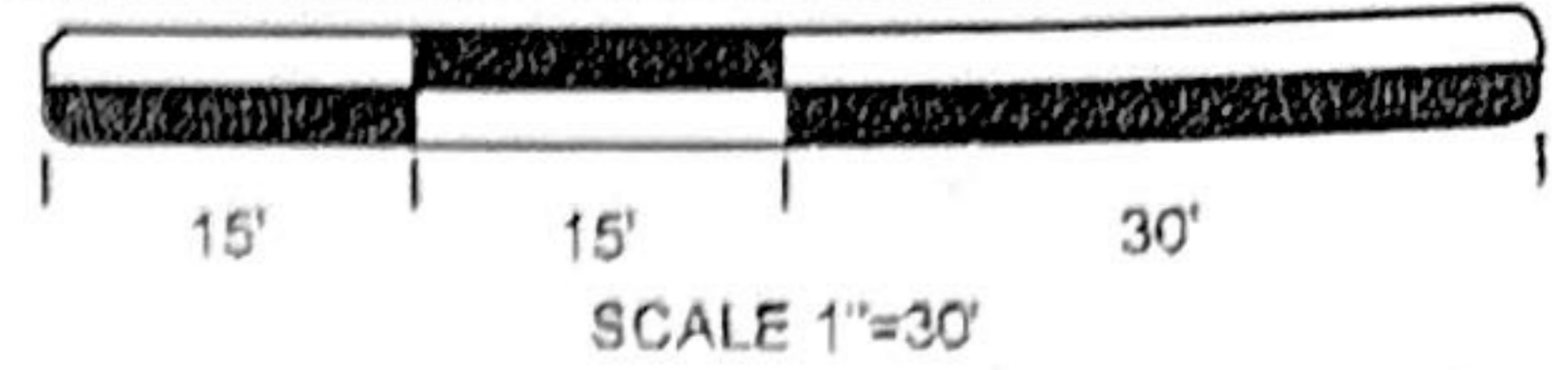
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

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

— 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



**C1**  
 R=50.00'  
 L=24.29'  
 C=24.05'  
 CB=S 12°49'50" E

**C2**  
 R=100.00'  
 L=39.09'  
 C=38.34'  
 CB=S 15°33'00" E

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

**RED PETAL COURT**  
 (50' R.O.W.)

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

**339 RED PETAL COURT**

**PROPERTY INFORMATION**

LOT 15 BLOCK 1  
 SUBDIVISION:  
 GRAND CENTRAL PARK, SECTION 2

**RECORDING INFO:**  
 PLAT CABINET Z, SH. 3896-3900, MAP RECORDS  
 MONTGOMERY COUNTY, TEXAS

**BORROWER:**  
 STEVE SZABO AND MARIA SZABO

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

**G.F.#** CTH-VP-CTT16669453ZTH

**SURVEYED FOR:** PERRY HOMES, LLC **G.F. DATE:** 03-05-17

**NOTES:**

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

ALL ROD CAPS ARE STAMPED "LJA ENG", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT CABINET Z, SHEETS 3896-3900, M.R.M.C.T.X., M.C.C. FILE NOS. 2012123295, 2015045775, 2015048973 THRU 2015048980, 2016002173 THRU 2016002176, 2016041990, 2016041991, 2016047055, 2016051255, 2016093064, 2017002642

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 CONROE), 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.

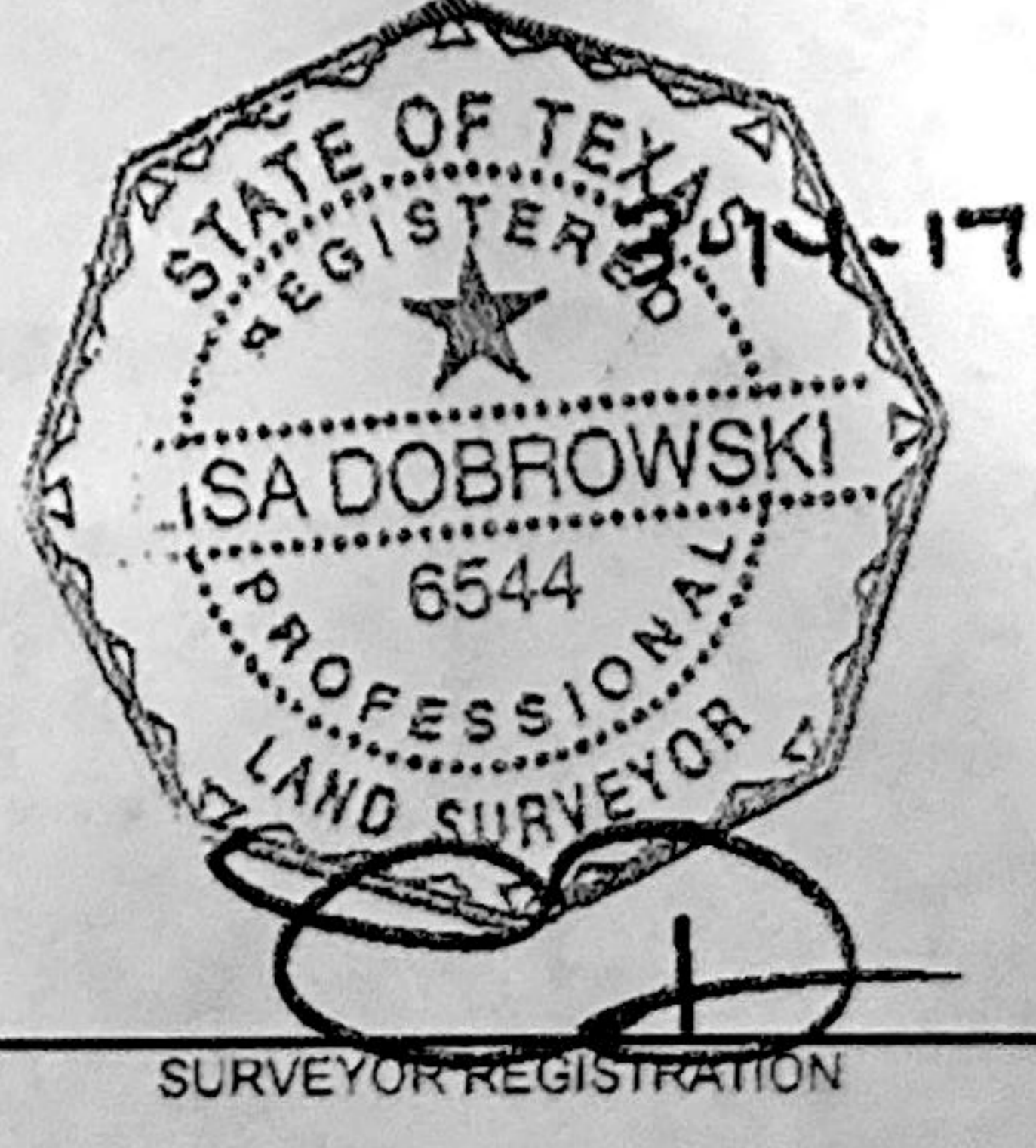
**TRI-TECH SURVEYING CO., L.P.**

WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive | Phone: (713) 667-0800  
 Houston Texas, 77042 | Fax: (713) 667-4610  
 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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.  
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**DRAWING INFORMATION**

TRI-TECH JOB NO: Y27495-16  
 CLIENT JOB NO: N/A  
 DRAWN BY: NK  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 08-05-16

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C **PANEL:** 0390G  
 REVISED DATE: 08-18-14 **ZONE:** "X-SHADED"

**REVISIONS**

NO.	DATE	REASON	BY
1	08-10-16	FORM SURVEY	OS
2	12-06-16	FINAL SURVEY	GUN
3	03-13-17	ADD BUYER NAME	MDOB

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.