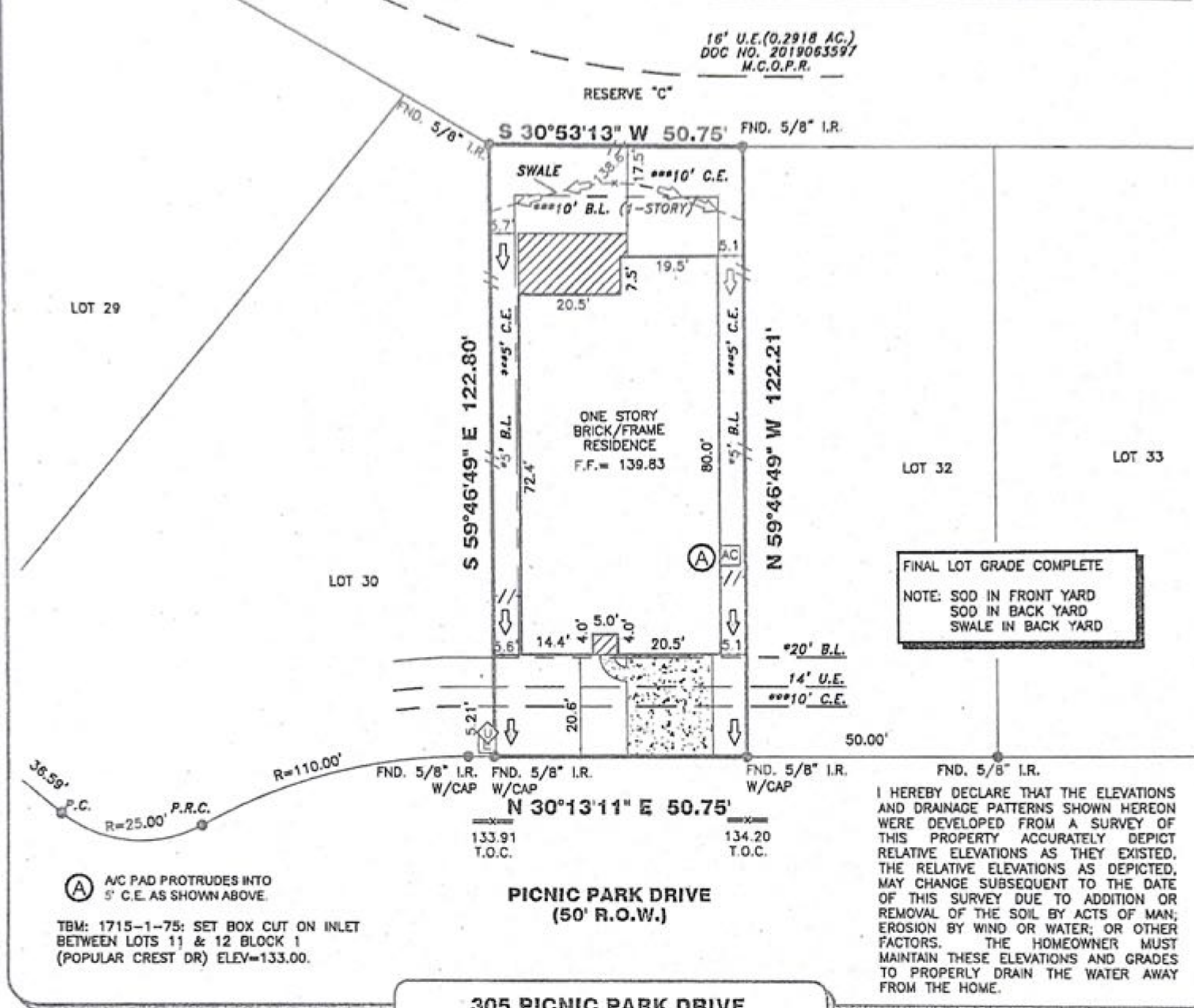


★ CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	— I —	IRON FENCE				
★★ RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	— W —	WIRE FENCE				
★★★ BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT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

Richard A. Rodriguez
Shelley Renea Everhart-Steward

SCALE 1"=30'



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

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.

305 PICNIC PARK DRIVE

PROPERTY INFORMATION

LOT 31 BLOCK 1

SUBDIVISION:
 GRAND CENTRAL PARK SEC. 17

RECORDING INFO:
 CAB. Z, SHEETS 6303-6306, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
 RONALD DUANE STEWARD AND SHELLEY RENEA EVERHART-STEWARD

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

G.F.# CTT20724593 G.F. DATE: 11-30-20

SURVEYED FOR:
 PERRY HOME, LLC

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB. Z, SHEETS 6303-6306, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, FILE NOS. 9741827, 2101312805C, 2018104870, 2017014563, 2017083504, 2019032627, 2020021534, 2020021642, 202004423A, 202004423B, 2020018757, 202013493B.

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

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-252886 AND C.O.H. ORDINANCE 89-1212 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, A 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 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 COURTESY) 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 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.
 © 2020 TRI-TECH SURVEYING COMPANY, L.P.



Richard A. Rodriguez
 12/09/20
 SURVEYOR REGISTRATION

DRAWING INFORMATION

TRI-TECH JOB NO: Y33532-20

CLIENT JOB NO: N/A

DRAWN BY: VG

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 06-25-20

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0390G

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

DATE	REASON	BY
09-28-20	FINAL SURVEY	BT
12-09-20	ADD BUYER NAME	KP