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

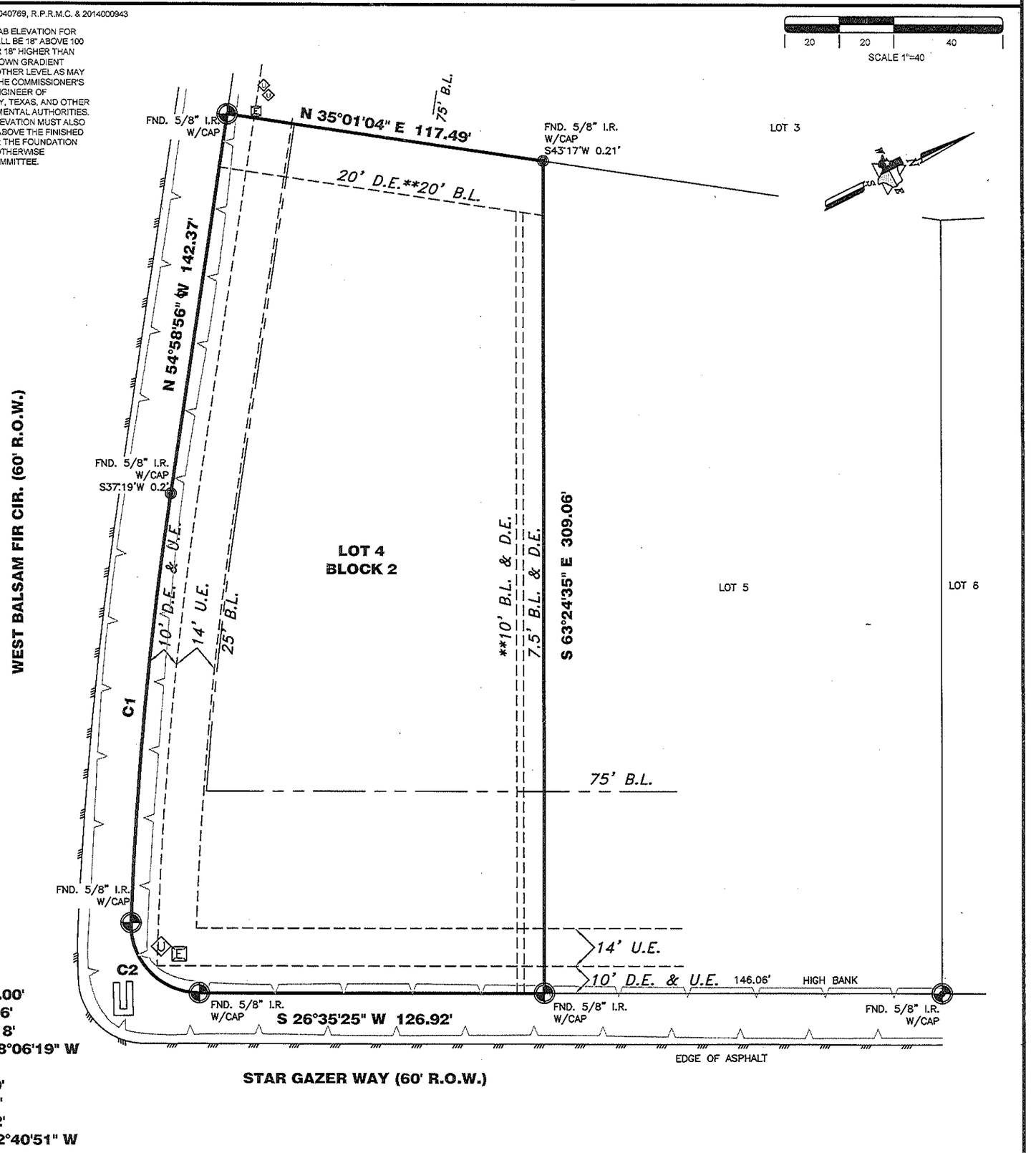
I.R. = IRON ROD
I.P. = IRON PIPE
ROW = RIGHT OF WAY
FND = FOUND
BL = BUILDING LINE
FNC = FENCE
PL = PROPERTY LINE
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
FNC = FENCE

LEGEND

BUILDING LINE
ESMT LINE
AERIAL ESMT
IRON FENCE
WOOD FENCE
OVERHEAD UTILITIES
FIRE HYDRANT
LIGHT STANDARD
MANHOLE
UTIL. PEDESTAL
UTILITY POLE
ELECT. BOX
CONCRETE
COVERED
SOD
A/C PAD
WATER METER

**PER C.F. NO. 2011040769, R.P.R.M.C. & 2014000943

MINIMUM FINISHED SLAB ELEVATION FOR ALL STRUCTURES SHALL BE 18" ABOVE 100 YEAR FLOOD PLAIN OR 18" HIGHER THAN THE CROWN OF ANY DOWN GRADIENT ROADWAY, OR SUCH OTHER LEVEL AS MAY BE ESTABLISHED BY THE COMMISSIONER'S COURT OR COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, AND OTHER APPLICABLE GOVERNMENTAL AUTHORITIES. THE MINIMUM SLAB ELEVATION MUST ALSO BE A MINIMUM OF 18" ABOVE THE FINISHED GRADE OF THE LOT OR THE FOUNDATION PERIMETER, UNLESS OTHERWISE APPROVED BY THE COMMITTEE.



C1
R=1470.00'
L=160.26'
C=160.18'
CB=N 58°06'19" W

C2
R=25.00'
L=40.22'
C=36.02'
CB=S 72°40'51" W

27053 STAR GAZER WAY

PROPERTY INFORMATION

LOT 4 BLOCK 2

SUBDIVISION:
BENDERS LANDING ESTATES SEC. 7

RECORDING INFO:
CABINET Z, SHEET 1998 MAP RECORDS
MONTGOMERY COUNTY, TEXAS

BORROWER:
PERRY HOMES, LLC

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
G.F.# CTT14633760 G.F. DATE: 01-23-14

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: MY247-14
CLIENT JOB NO: N/A
DRAWN BY: M. COX
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 01-29-14

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0705F
REVISED DATE: 12-19-96 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 BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "PATE SURVEYORS", 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 CABINET Z, PAGE 1998, M.R.M.C.TX., M.C.C. FILE NOS. 2011040769, 2012003852, 2012024096, 2012048749, 2012078086, 2013045780, 20131042890, AND 2014000943.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253888 AND C.O.H. ORDINANCE 89-1312 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.

REVISIONS

NO.	DATE	REASON	BY
1	02-07-14	ADDED T.C	GABE H.

TRI-TECH SURVEYING COMPANY, L.P.
WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Houston Texas, 77042
Phone: (713) 667-0800
Fax: (713) 667-4610

CERTIFICATION

FIRM REG. NUMBER 10115900

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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STATE OF TEXAS REGISTERED HAL MOYER 5656 PROFESSIONAL LAND SURVEYOR

2/10/14

SURVEYOR REGISTRATION