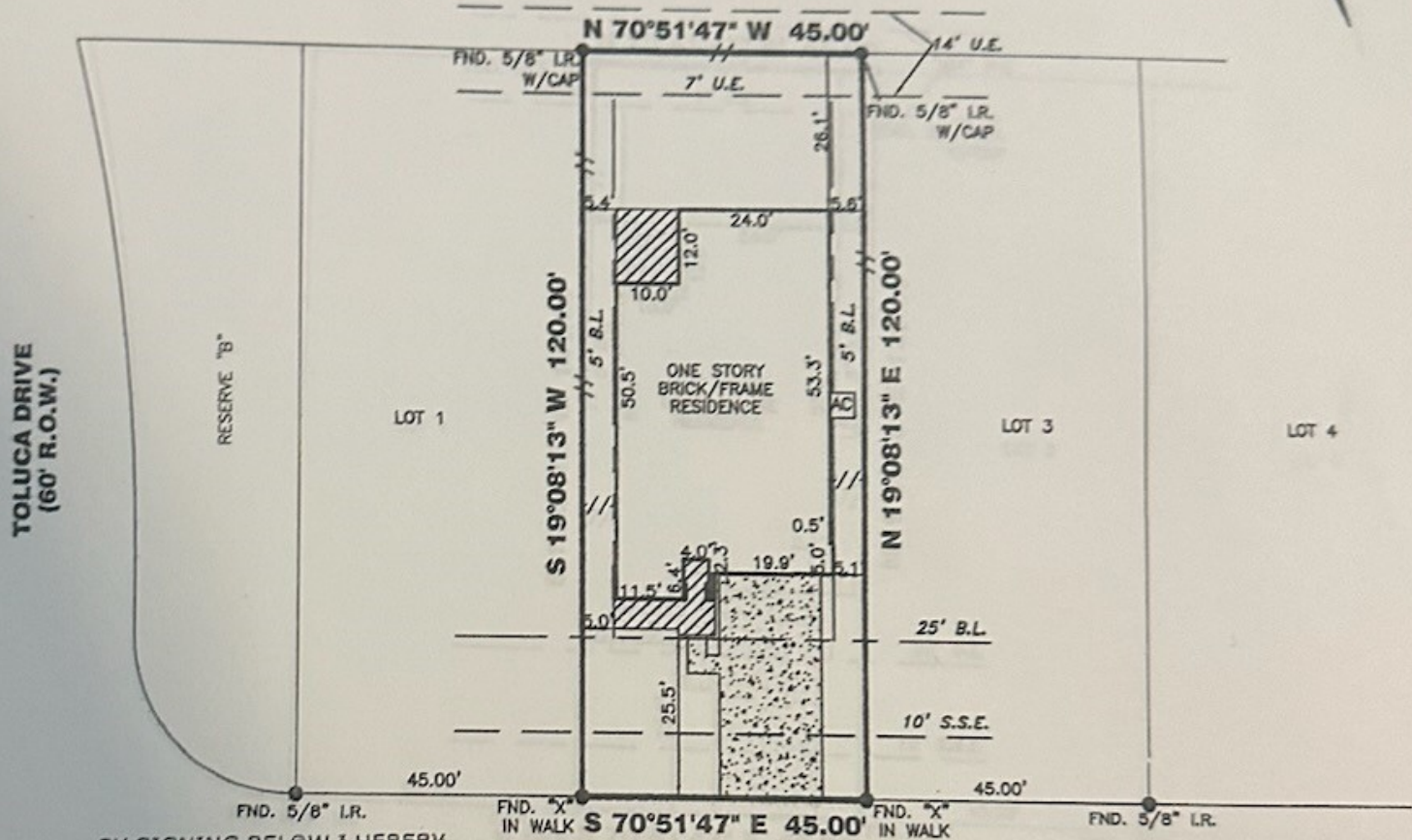


RESIDUE OF  
CALLED 45.978 ACRES  
MERITAGE HOMES OF TEXAS, LLC  
F.B.C.C.F. NO. 2018052520

SCALE 1"=40'



BY SIGNING BELOW I HEREBY  
CERTIFY THAT I HAVE REVIEWED  
AND RECEIVED A COPY OF THIS  
SURVEY.

*Cynthia Chambers*

DATE: 4/23/21

MODESTO DRIVE  
(50' R.O.W.)

DATE:

4448 MODESTO DRIVE

**PROPERTY INFORMATION**

LOT 2 BLOCK 4

SUBDIVISION:  
GLENDALE LAKES SECTION 7

RECORDING INFO:  
PLAT NO. 20200151, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

BORROWER:  
CYNTHIA D. CHAMBERS

TITLE CO.  
CAREFREE TITLE AGENCY, INC.

G.F.# HOU-48319 G.F. DATE: 03-12-21

SURVEYED FOR:  
MERITAGE HOMES CORPORATION

**DRAWING INFORMATION**

TRI-TECH JOB NO: L18011-20  
CLIENT JOB NO: 65146910186  
DRAWN BY: MC

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20200151, P.R.F.B.C.T.X., F.B.C.C. FILE NOS. 2017039226, 2017048563, 2017048600, 2017066877, 2017117300, 2017123482, 2021007517.

ALL ROO CAPS ARE STAMPED "MILLER", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' 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 95-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 99-1312 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.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF ARLING, 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.  
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