

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

WIRE FENCE — X —
CHAIN LINK FENCE — O —
IRON FENCE — I —
WOOD FENCE — // —
OVERHEAD UTILITIES — U —

BL = BUILDING LINE
PL = PROPERTY LINE
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
MH = MANHOLE
FNC = FENCE
BUILDING LINE — — — — —
ESMT LINE — — — — —
AERIAL ESMT — — — — —

I.R. = IRON ROD
I.P. = IRON PIPE
PUE = PUBLIC UTILITY ESMT.
PAE = PERMANENT ACCESS ESMT.
MUE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY
FND = FOUND

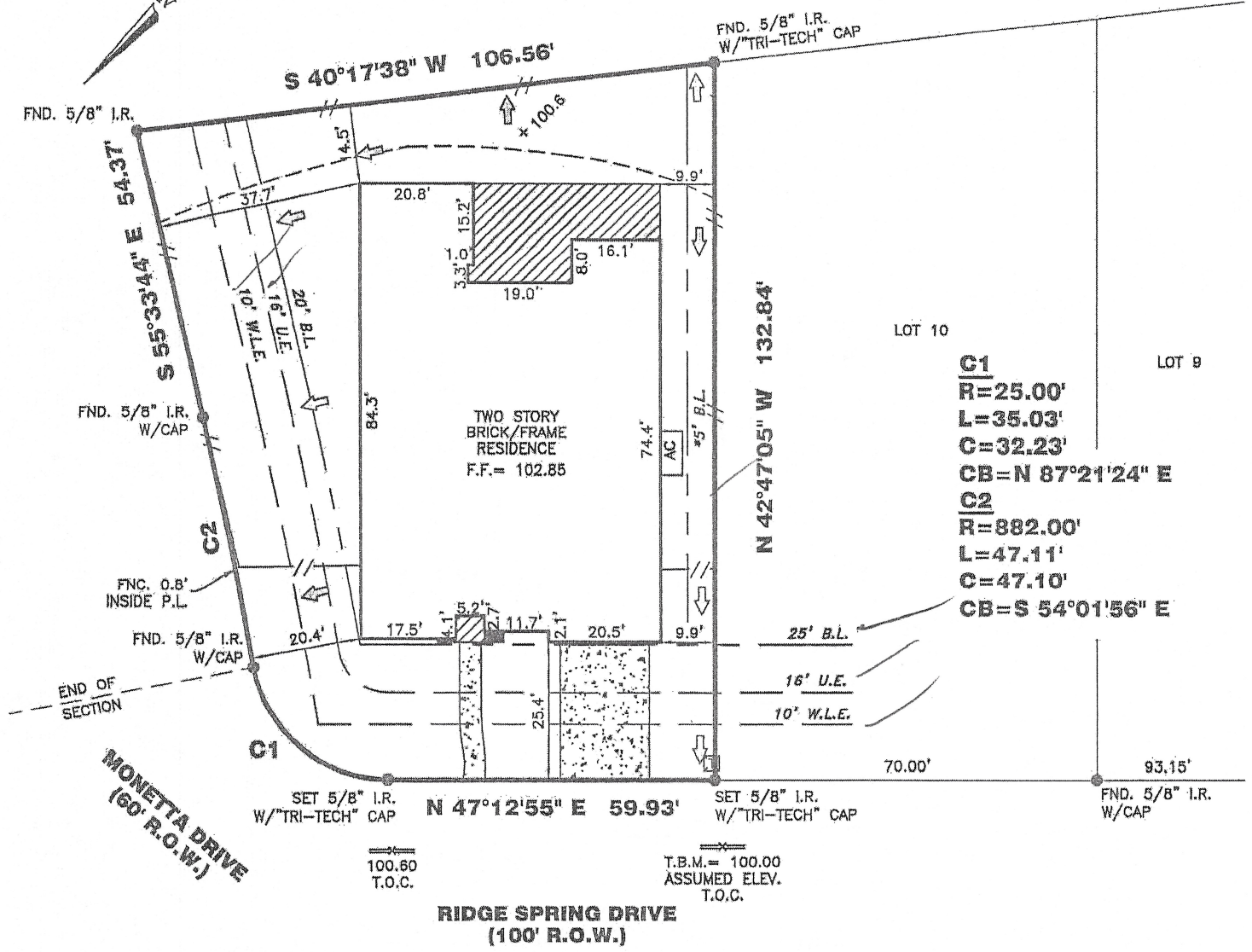
LEGEND

CONCRETE
COVERED
SOD

ELECT. BOX
A/C PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

SCALE 1"=30'

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CALLED 1.043.9094 ACRES
F.N. 2012056234
M.C.O.P.R.



LOT 10

C1
R=25.00'
L=35.03'
C=32.23'
CB=N 87°21'24\" E

C2
R=882.00'
L=47.11'
C=47.10'
CB=S 54°01'56\" E

LOT 9

FINAL LOT GRADE COMPLETE

NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
NO 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.

23303 RIDGE SPRING DRIVE

PROPERTY INFORMATION

LOT 11 BLOCK 3

SUBDIVISION: TAVOLA SEC 2

RECORDING INFO:
CABINET Z, SHEETS 2788-2790, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
RICHARDO WHITE AND ANYA WHITE

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

G.F.# CTT19702868 G.F. DATE: 07-24-19

SURVEYED FOR:
PERRY HOMES, LLC

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.

SUBJECT TO A DRAINAGE EASEMENT 16' 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, SHEETS 2788-2790, M.R.M.C.TX., M.C.C. FILE NOS. 2014034014, 2014034142, 2014087145, 2014087146, 2014087148, 2014087150, 2014087152, 2014087153, 2015030272, 2015077910, 2016051484, 2019067921.

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 MONTGOMERY), 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.

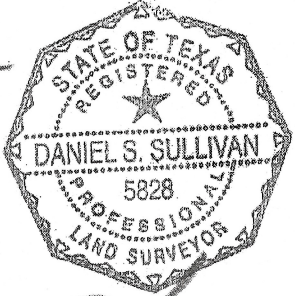
10401 WEST OFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

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.
© 2019 TRI-TECH SURVEYING COMPANY, L.P.



DRAWING INFORMATION

TRI-TECH JOB NO: Y31173-19

CLIENT JOB NO: _____

DRAWN BY: VN

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 01-18-19

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0600G

REVISED DATE: 08-18-14 ZONE: "X"

REVISIONS

NO.	DATE	REASON	BY
1	01-28-19	FORM	GUN
2	04-30-19	FINAL	VN
3	08-01-19	ADD BUYER	SM

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 FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

SURVEYOR REGISTRATION