

**\*CITY ORDINANCES**  
**\*\*RESTRICTIVE COVENANTS**  
**\*\*\*BUILDER GUIDELINES**  
 ( ) RECORD INFORMATION

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER

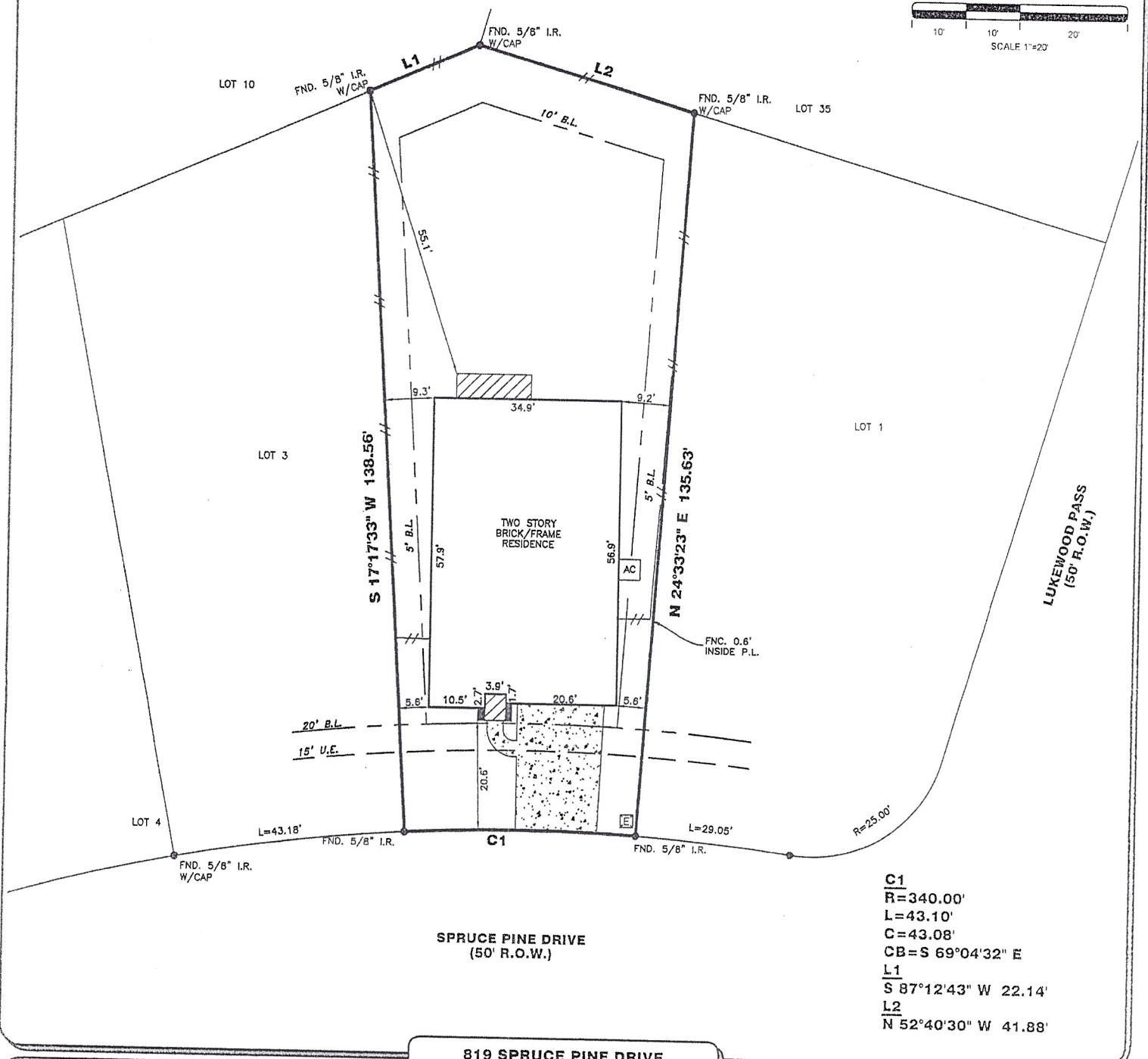
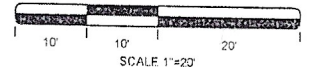
**LEGEND**

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.

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

IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)



**C1**  
 R=340.00'  
 L=43.10'  
 C=43.08'  
 CB=S 69°04'32" E  
**L1**  
 S 87°12'43" W 22.14'  
**L2**  
 N 52°40'30" W 41.88'

**PROPERTY INFORMATION**

LOT 2 BLOCK 3

SUBDIVISION:  
 THE WOODLANDS HILLS SEC 15 SUBDIVISION

RECORDING INFO:  
 CABINET Z, SHEET 7480, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS

BORROWER:  
 DANA VALENTINE AND GAVIN VALENTINE

TITLE CO.  
 EMPIRE TITLE COMPANY, LTD  
 G.F.# 2022-5341-02 G.F. DATE: 05-20-22

SURVEYED FOR:  
 GEHAN HOMES, LTD.

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**DRAWING INFORMATION**

TRI-TECH JOB NO: G10931-22  
 CLIENT JOB NO: \_\_\_\_\_  
 DRAWN BY: SV  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 03-15-22

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**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0225G  
 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.

**819 SPRUCE PINE DRIVE**

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEET 7480, M.R.M.C.T.X., M.C.C. FILE NOS. 2017102229, 2017102583, 2017102998, 2017102673, 2017105608, 2017115045, 2018084957, 2019073430, 2021103964, 2021103955, 2021146559, 2021160157, 2021102606.

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

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 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.

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

*Dana Valdez 06/30/2022*  
*Geo Cobb 6/30/2022*

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**REVISIONS**

DATE	REASON	BY
06-10-22	FINAL	IP

**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.  
 © 2022 TRI-TECH SURVEYING COMPANY, L.P.

*06/15/2022*

**STATE OF TEXAS**  
 REGISTERED  
 MARK S. BROWN  
 5553  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*  
 SURVEYOR REGISTRATION