

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

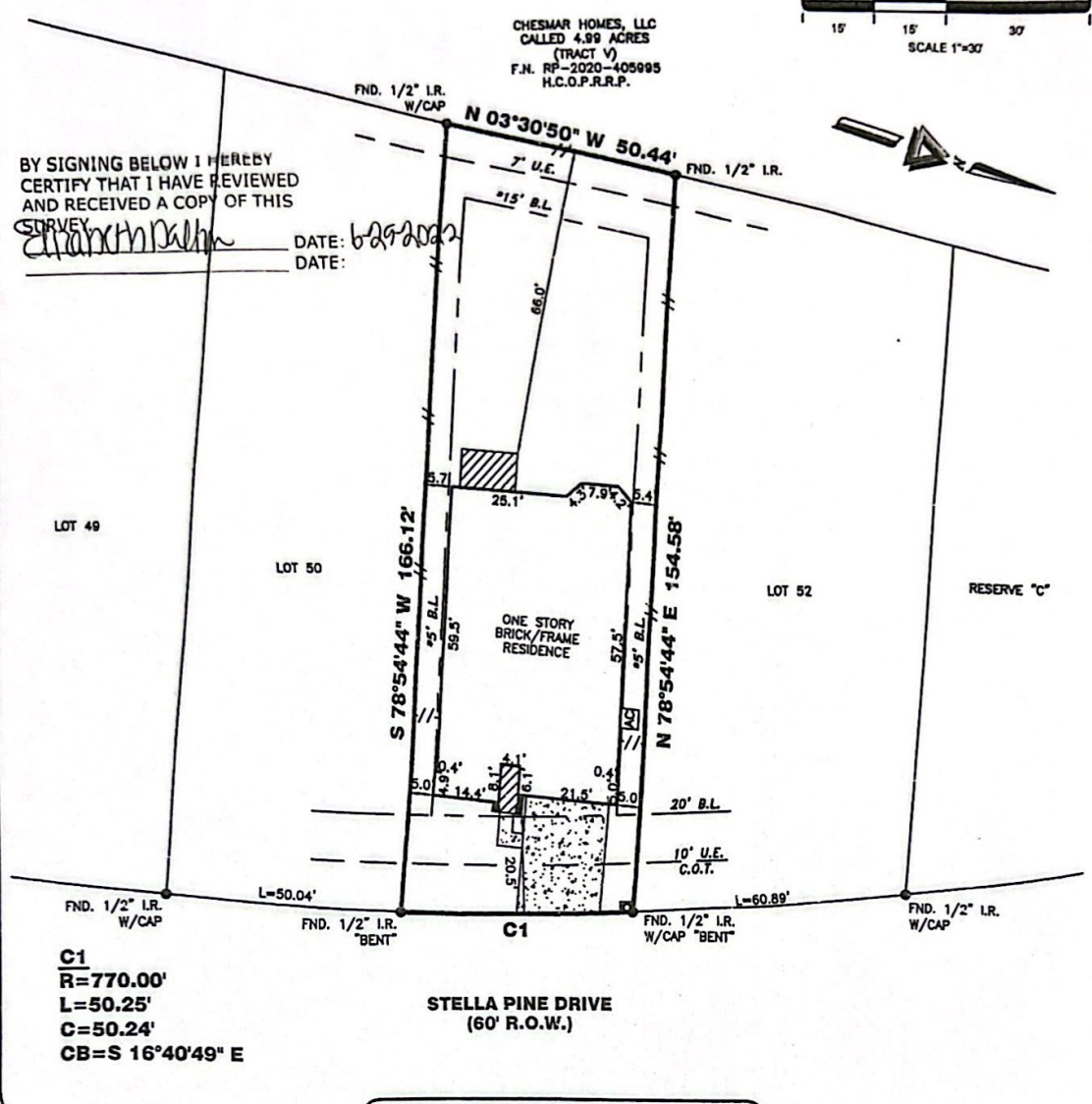
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 C.O.T. = CITY OF TOMBALL

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

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

CONCRETE COVERED SOD BRICK AC PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER



1938 STELLA PINE DRIVE

PROPERTY INFORMATION
 LOT 51 BLOCK 2
 SUBDIVISION:
 CHERRY PINES SECTION 3
 RECORDING INFO:
 FILM CODE. 694782, MAP RECORDS,
 HARRIS COUNTY, TEXAS
 BORROWER:
 ELIZABETH DALTON
 TITLE CO.
 CAREFREE TITLE AGENCY, INC.
 G.F.# HOU-3412-21 G.F. DATE: 05-26-22
 SURVEYED FOR:
 MERITAGE HOMES CORPORATION

DRAWING INFORMATION
 TRI-TECH JOB NO: L19660-21
 CLIENT JOB NO: N/A
 DRAWN BY: SA
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 12-14-21

FLOOD INFORMATION
 F.I.R.M. NO: 48201C PANEL: 0230L
 REVISED DATE: 06-18-07 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 FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 694782, M.H.C.T.A., H.C.C. FILE NO. RP-2020-405995, RP-2021-22308, RP-2021-82304.
 ALL ROD CAPS ARE STAMPED 'JJA', 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.
 C.O.H. ORDINANCE 88-1878 PER H.C.C.F. # H-20388 AND C.O.H. ORDINANCE 88-1122 PER H.C.C.F. # H-337573 AND AMENDED BY C.O.H. ORDINANCE 1990-282.
 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 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 TOMBALL), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROJECT OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

DATE	REASON	BY
08-25-22	FINAL	BI

TRI-TECH
 SURVEYING COMPANY, L.P.
 10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800
 www.tritechtx.com TDPLS #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.

06/29/2022

MARK S. BROWN
 5553
 REGISTERED PROFESSIONAL LAND SURVEYOR
 SURVEYOR REGISTRATION