

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

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

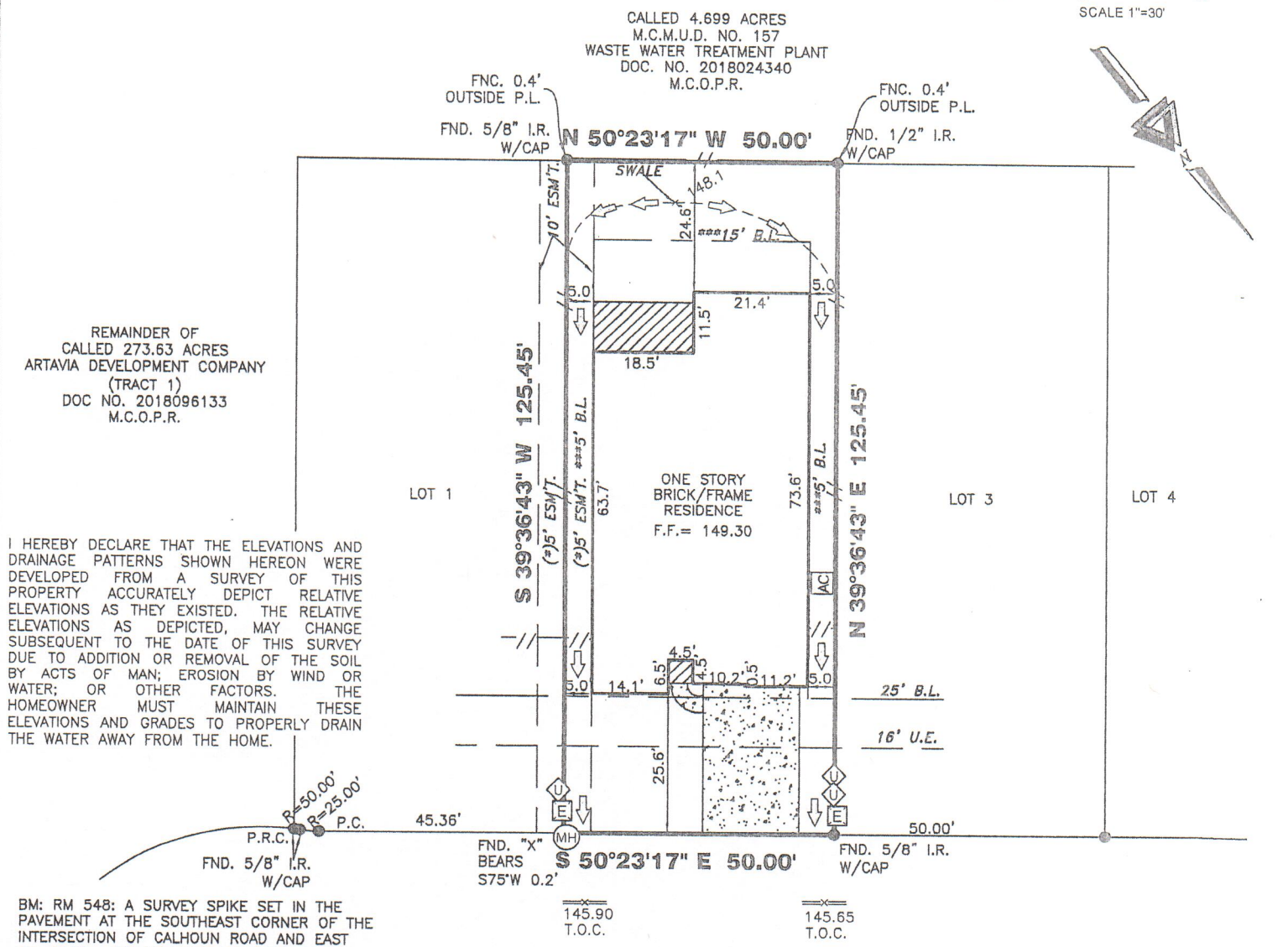
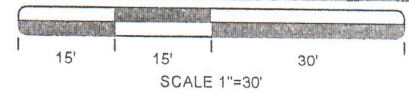
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

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

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

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



REMAINDER OF CALLED 273.63 ACRES  
 ARTAVIA DEVELOPMENT COMPANY  
 (TRACT 1)  
 DOC NO. 2018096133  
 M.C.O.P.R.

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.

BM: RM 548: A SURVEY SPIKE SET IN THE PAVEMENT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CALHOUN ROAD AND EAST DR.-ELEV= 139.49', NAVD 88 (GEIOD2003)

TBM-A: A 3/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG. CONTROL" LOCATED AT THE SOUTH SIDE OF F.M. 242 THE POINT IS LOCATED +/- 850' WEST OF THE INTERSECTION OF F.M. 242 AND MYSTIC FALL DR. AND +/- 10' SOUTH OF THE SOUTHERN EDGE OF PAVEMENT OF F.M. 242-ELEV= 140.79', NAVD 88 (GEIOD2003)

TBM 1721-39-3: SET "BOX" ON INLET IN FRONT OF LOT 14 & 15 BLOCK 5-ELEV= 146.93'

FINAL LOT GRADE COMPLETE  
 NOTE: SOD IN FRONT YARD  
 SOD IN BACK YARD  
 SWALE IN BACK YARD

**17192 SANDSTONE STREET**

**PROPERTY INFORMATION**

LOT 2 BLOCK 3

SUBDIVISION: ARTAVIA SECTION 1

RECORDING INFO: CABINET Z, SHEETS 5467-5471, MAP RECORDS MONTGOMERY COUNTY, TEXAS

BORROWER: MANUAL A. FRIAS AND JENNIFER A. FRIAS

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

G.F.# CTT21738370 G.F. DATE: 08-12-21

SURVEYED FOR: PERRY HOMES, LLC

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**DRAWING INFORMATION**

TRI-TECH JOB NO: Y34926-21

CLIENT JOB NO: \_\_\_\_\_

DRAWN BY: NS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

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**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0575G

REVISED DATE: 08-18-2014 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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEETS 5467-5471, M.R.M.C.TX., M.C.C. FILE NOS. 9234641, 2016010553, 2019035568, 2019035669, 2019035670, 2019035671, 2019035672, 2019035673, 2019037224, 2019037225, 2019037350, 2019035671, 2019035672, 2019035673, 2019037224, 2019037225, 2019037350, 2019118171, 2021017160, 2021017161, 2021017162, 2021017163, 2021020650, 2021030524, 2021055344, 2021055345, 2021055346, 2021055347, 2021055348, 2021055349, 2021055350, 2021055351.

ALL ROD CAPS ARE STAMPED "LJA", 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 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 CONROE), 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.

**REVISIONS**

DATE	REASON	BY
03-02-21	FORM	NS
08-03-21	FINAL	SS
08-20-21	ADD BUYER NAME	KP

**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.  
 © 2021 TRI-TECH SURVEYING COMPANY, L.P.

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**

**RICHARD A. RODRIGUEZ**  
 6777

8/20/21

SURVEYOR REGISTRATION