

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

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

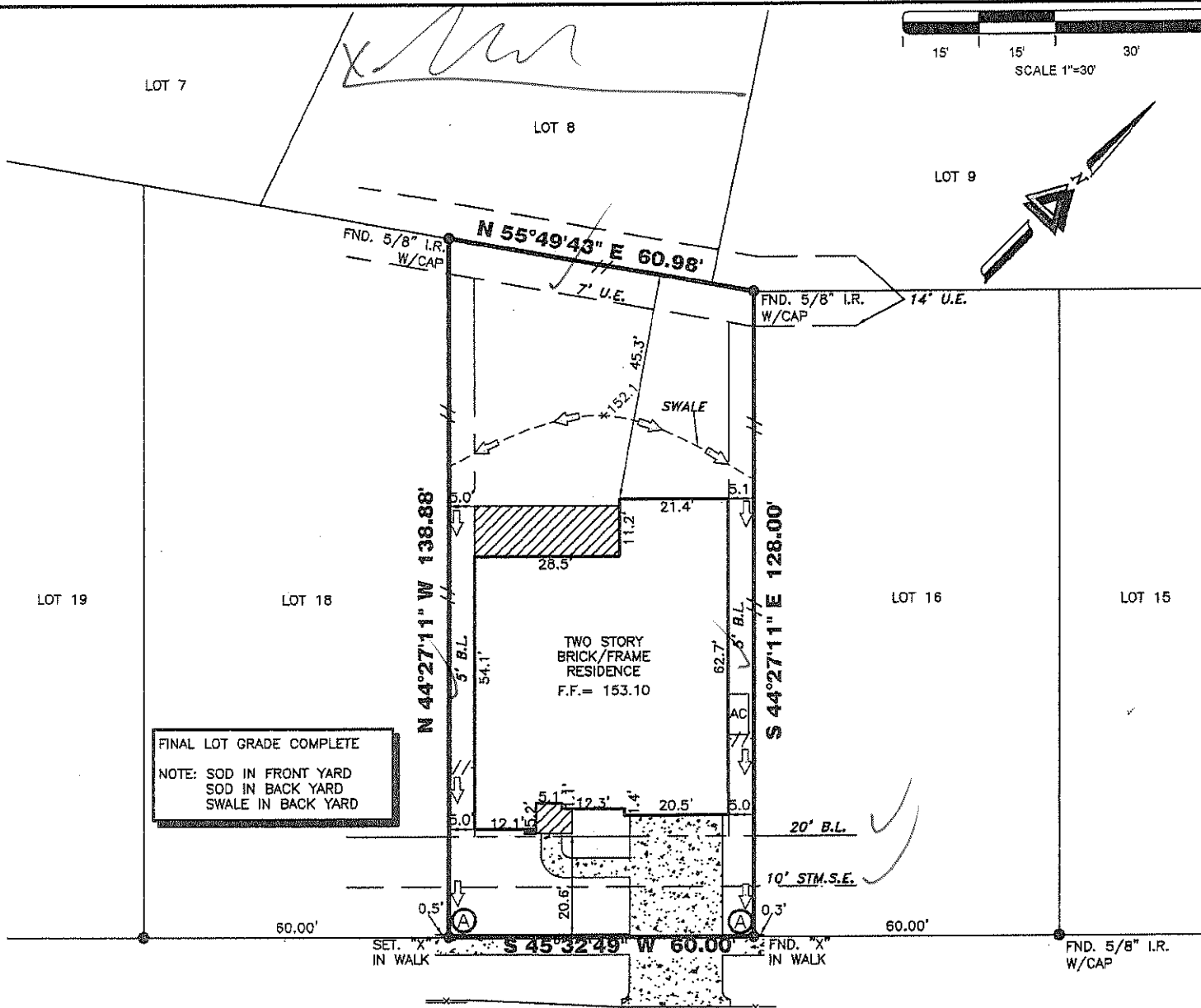
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.  
 W.S.E. = WATER SEWER EASEMENT

**LEGEND**

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

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

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



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

(A) CONC WALK PROTRUDES OVER FRONT P.L. AS SHOWN.  
 BM: PT #1: FOUND "BOX CUT" ON LEFT SIDE OF INLET AT LOT LINES OF LOT 1 & RESERVE "B" 2706 MARLIN WAY—ELEV= 149.72'  
 TBM 1734-9-29: SET "60D NAIL" WITH TRI-TECH CAP ON CENTERLINE IN FRONT OF LOT 5 & 6 BLOCK 2 (MONARCH DRIVE)—ELEV= 150.03'

149.83 T.O.C. 150.10 T.O.C.  
**MONARCH DRIVE (50' R.O.W.)**  
**7250 MONARCH DRIVE**

**PROPERTY INFORMATION**

LOT 17 BLOCK 3  
 SUBDIVISION: CANE ISLAND SECTION 38  
 RECORDING INFO: PLAT NO. 2103112, MAP RECORDS WALLER COUNTY, TEXAS  
 BORROWER: MICHAEL JAMES SABELLA AND SHANNON BRADY SABELLA  
 TITLE CO.: CHICAGO TITLE/EXECUTIVE TITLE CO., LTD  
 G.F.# CTT21744197 G.F. DATE: 01-30-22  
 SURVEYED FOR: PERRY HOMES, LLC

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2103112, M.R.W.C. TX., V.C.C. FILE NOS. 1500966, 1507822, 1507823, 1507824, 1507825, 1507826, 1507827, 1507828, 1507829, 1507830, 1507831, 1508348, 1606473, 1906020, 1906021, 2021003232.

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.

ALL ROD CAPS ARE STAMPED "EHRA", UNLESS OTHERWISE NOTED.

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.

PLANS WERE NOT PROVIDED TO ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

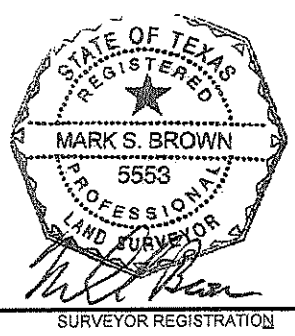
SURVEYOR IS NOT RESPONSIBLE FOR EASEMENTS AND OR PRESCRIPTIVE RIGHTS THAT MAY NOT BE OF RECORD IN REGARDS TO ANY EXISTING UTILITIES. SURVEYOR SHOWS ALL KNOWN RECORDED EASEMENTS AS LISTED IN THE TITLE REPORT AND/OR ON THE RECORDED PLAT

**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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**DRAWING INFORMATION**

TRI-TECH JOB NO: Y35585-21  
 CLIENT JOB NO: N/A  
 DRAWN BY: SA  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 06-21-21

**FLOOD INFORMATION**

F.I.R.M. NO: 48473C PANEL: 0375E  
 REVISED DATE: 02-18-09 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.

**REVISIONS**

DATE	REASON	BY
01-27-22	FINAL	KP
02-07-22	ADD BUYER NAME	RA