

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

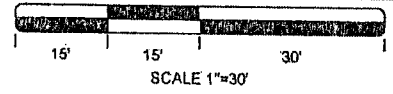
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 C.E. = COVENANT ESMT.

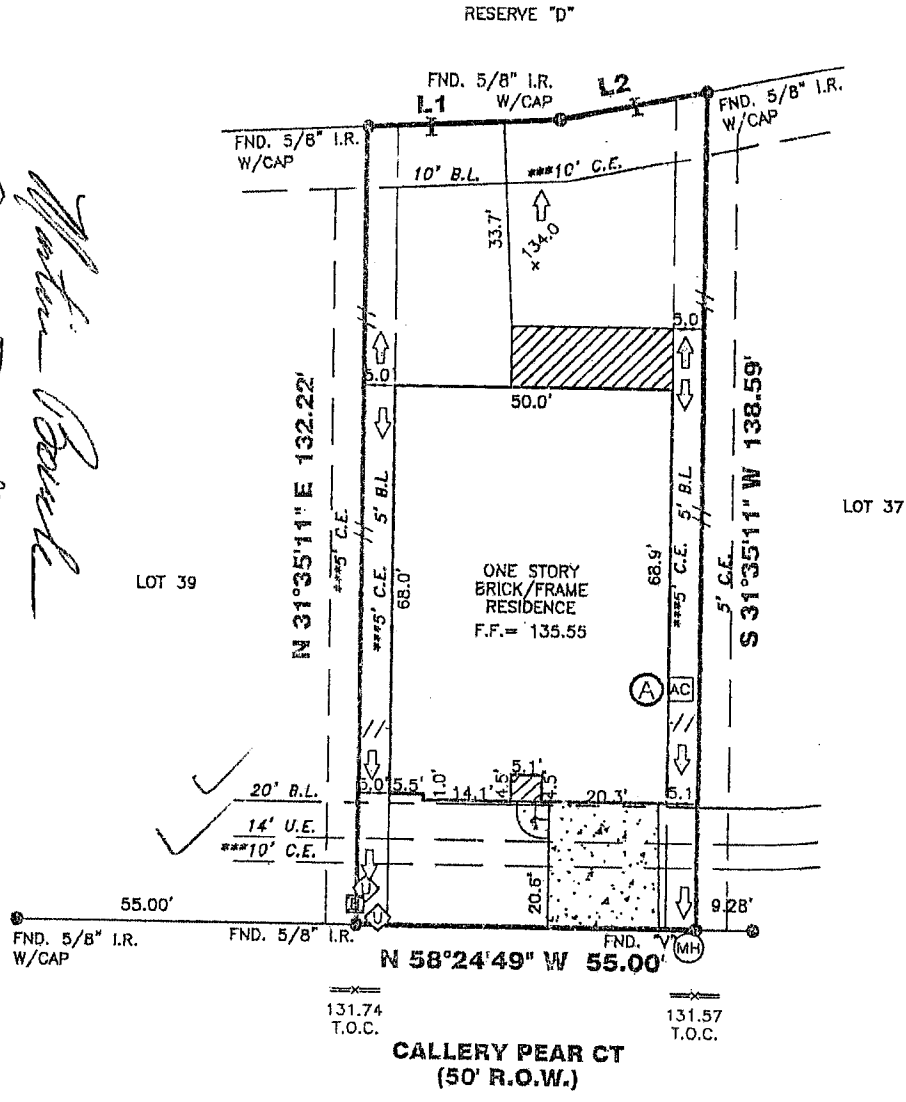
LEGEND
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

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

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



Handwritten:
 X Day J. Carr
 Susan Bouck
 Martin Bouck



(A) AC PAD PROTRUDES INTO 5' ESMT AS SHOWN ABOVE.

L1
 S 61°15'39" E 31.34'
L2
 S 69°54'18" E 24.18'

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.

TBM 1707-33-1: FND. 60D IN FRONT OF TRAFFIC CIRCLE OF GALLERY PEAR CT - ELEV=132.74.

FINAL LOT GRADE COMPLETE
 NOTE: SOD IN FRONT YARD
 SOD IN BACK YARD
 NO SWALE IN BACK YARD

(~)PER LOMR 17-06-1976A, DATED 04-18-17

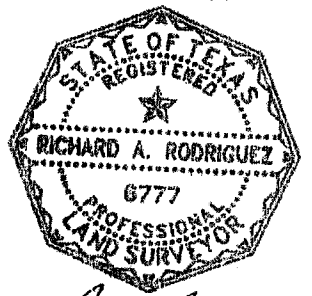
423 GALLERY PEAR CT

PROPERTY INFORMATION
 LOT 38 BLOCK 1
 SUBDIVISION:
 GRAND CENTRAL PARK, SEC. 10
 RECORDING INFO:
 CABINET Z, SHEETS 5217-5222, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS
 BORROWER:
 MARTIN BOUCK AND SUSAN BOUCK
 TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
 G.F.# CIT19715312A G.F. DATE: 05-14-20
 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 CABINET Z, SHEETS 5217, M.R.H.C.T.C. M.C.C. FILE NOS. 8741287, 2013126264, 2018104676, 2017014993, 2017003554, 2015043775, 2015048973, 2015002173, 2015049974, 2015048875, 2015049576, 2015048877, 2015048978, 2015048979, 2015048980, 2015002174, 2015002175, 2015002176, 2015002178, 2015066378, 2015066598, 2018112571, 2018029441, 2015074753.
 ALL ROD CAPS ARE STAMPED "LM", UNLESS OTHERWISE NOTED.
 C.O.H. ORDINANCE 85-1878 PER H.C.C.F. § 11-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. § 1A-337673 AND AMENDED BY C.O.H. ORDINANCE 1805-282.
 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 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.

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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Handwritten signature:
 5/27/20
 SURVEYOR REGISTRATION

DRAWING INFORMATION
 TRI-TECH JOB NO: Y32586-19
 CLIENT JOB NO:
 DRAWN BY: MM
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS

FLOOD INFORMATION
 F.I.R.M. NO: 48339C PANEL: 0390G
 REVISED DATE: 08-18-14 ZONE: (~)"X-SHADED"
 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

NO.	DATE	REASON	BY
1	11-28-19	FORM	OS
2	02-22-20	FINAL	VG
3	05-22-20	CHG BUYER NAME	MDOB