

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

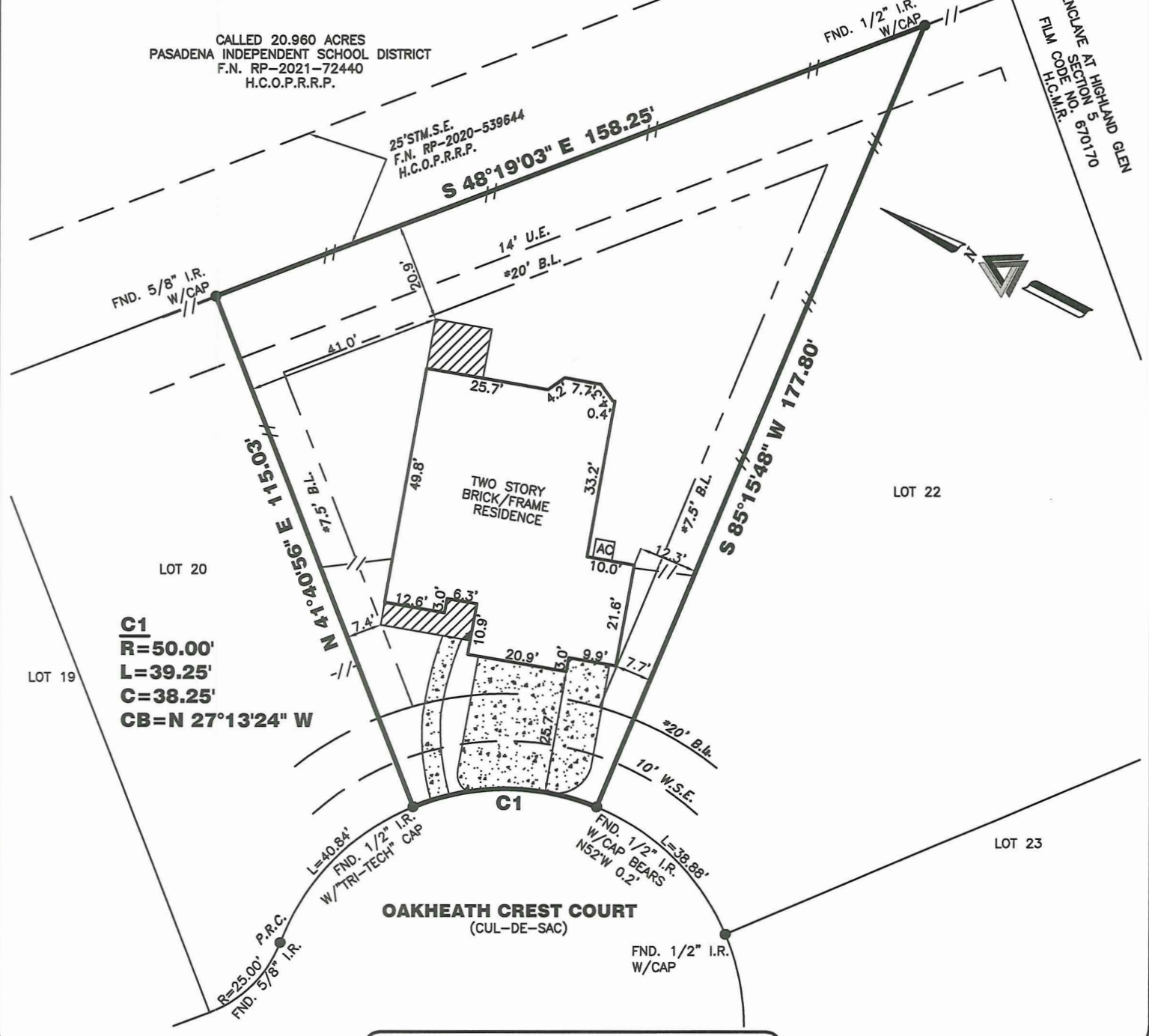
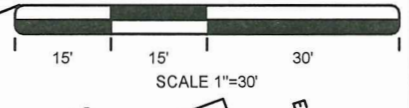
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

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
 S.T.M.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



2705 OAKHEATH CREST COURT

PROPERTY INFORMATION

LOT 21 BLOCK 1

SUBDIVISION:
RIVERSTONE RANCH AT CLEAR CREEK SECTION 16

RECORDING INFO:
FILM CODE 697490, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
JAVIER GUAJARDO

TITLE CO.
CAREFREE TITLE AGENCY, INC.

G.F.# HOU-13903-23 G.F. DATE: 01-20-23

SURVEYED FOR:
MERITAGE HOMES CORPORATION

DRAWING INFORMATION

TRI-TECH JOB NO: L21429-22

CLIENT JOB NO: 65143710616

DRAWN BY: MU

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 12-28-22

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 1035L

REVISED DATE: 06-18-07 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.

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 697490, M.R.H.C.T.X., H.C.C. FILE NOS. 20140067471, 20140132232, 2014044468, 20150430403, 20150430404, 20150430405, 20150436450, 20150436451, 20150436452, 20150436453, 20150436454, 20150436455, 20150436456, RP-2016-409321, RP-2017-76022, RP-2021-573017, RP-2021-573018, RP-2021-573019, RP-2021-573020, RP-2021-573021, RP-2021-591477, RP-2022-73366, RP-2022-351383

ALL ROD CAPS ARE STAMPED "LIA SURVEYING", 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 PEARLAND), 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.
 © 2023 TRI-TECH SURVEYING COMPANY, L.P.

09/29/2023

 SURVEYOR REGISTRATION

REVISIONS

DATE	REASON	BY
04-20-23	FINAL	RP