

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

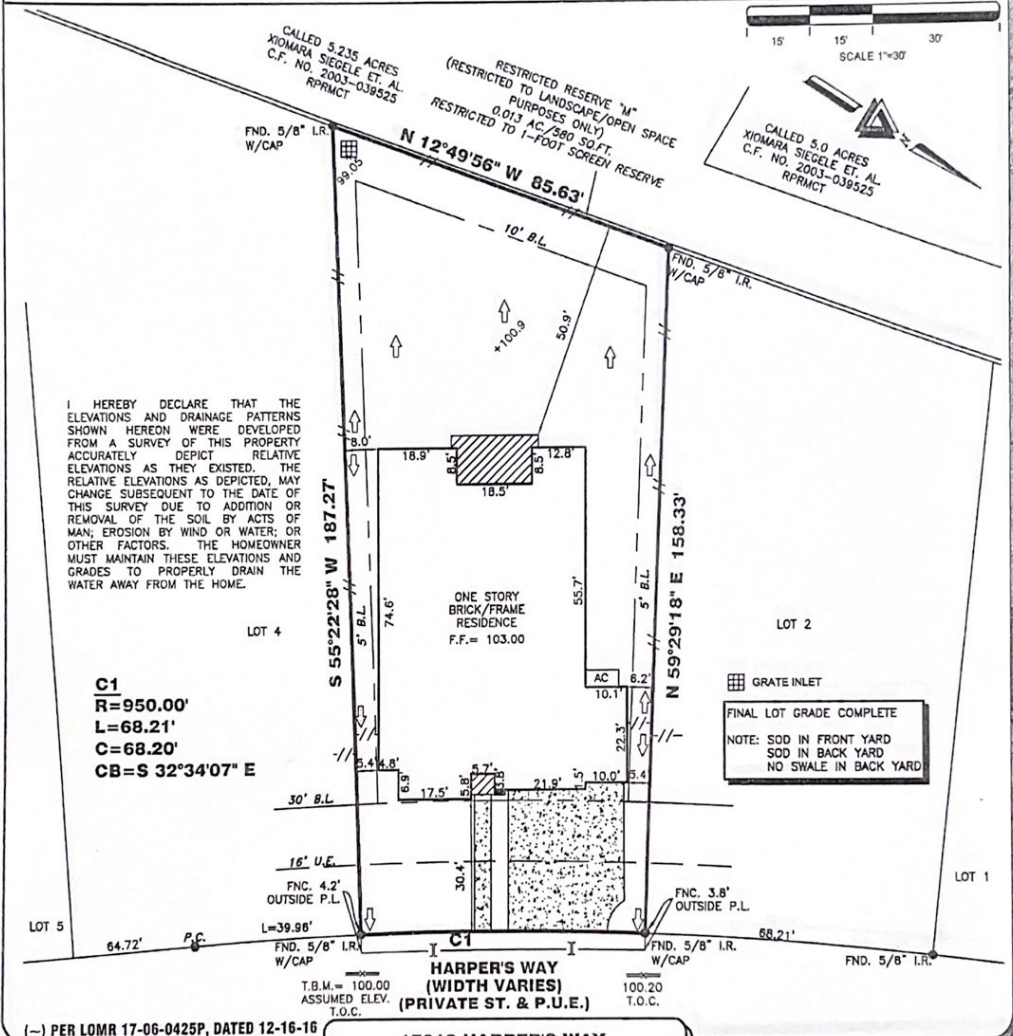
CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER

LEGEND
 IR = IRON ROD
 IP = 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

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

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



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.

C1
R=950.00'
L=68.21'
C=68.20'
CB=S 32°34'07\" E

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

(-) PER LOMR 17-06-0425P, DATED 12-16-16

17018 HARPER'S WAY

PROPERTY INFORMATION
 LOT 3 BLOCK 3
 SUBDIVISION:
 HARPER'S PRESERVE SECTION 1
 RECORDING INFO:
 CABINET Z, SHEETS 1921-1925, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS
 BORROWER:
 LEWIS IAN WILLIAM SENFF AND MUNKHTUVA SENFF
 TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
 G.F.# CT20729960 G.F. DATE: 05-04-21
 SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION
 TRI-TECH JOB NO: Y34083-20
 CLIENT JOB NO: N/A
 DRAWN BY: RR
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 11-05-20

FLOOD INFORMATION
 F.I.R.M. NO: 48339C PANEL: 0530G
 REVISED DATE: 08-18-14 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 LETTERS OF MAP CHANGES.

NOTES:
 ALL EASEMENTS AND BOUNDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEETS 1921-1925, MAP RECORDS, MONTGOMERY COUNTY, TEXAS.
 ALL ROD CAPS ARE STAMPED "MONTGOMERY & BARNES", UNLESS OTHERWISE NOTED.
 SUBJECT TO A DRAINAGE EASEMENT IS 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. # 16-25388 AND C.O.H. ORDINANCE 88-1312 PER H.C.C.F. # 16-33573 AND AMENDED BY C.O.H. ORDINANCE 199-282.
 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 CONFORMANCE WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (SOD RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF CORPUS) IF ANY, THAT APPLY TO SUBJECT PROPERTY SHOULD BE REVIEWED.
 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/RECORDED.

REVISIONS

DATE	REASON	BY
06-01-21	FINAL	KP

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 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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SURVEYOR REGISTRATION