

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

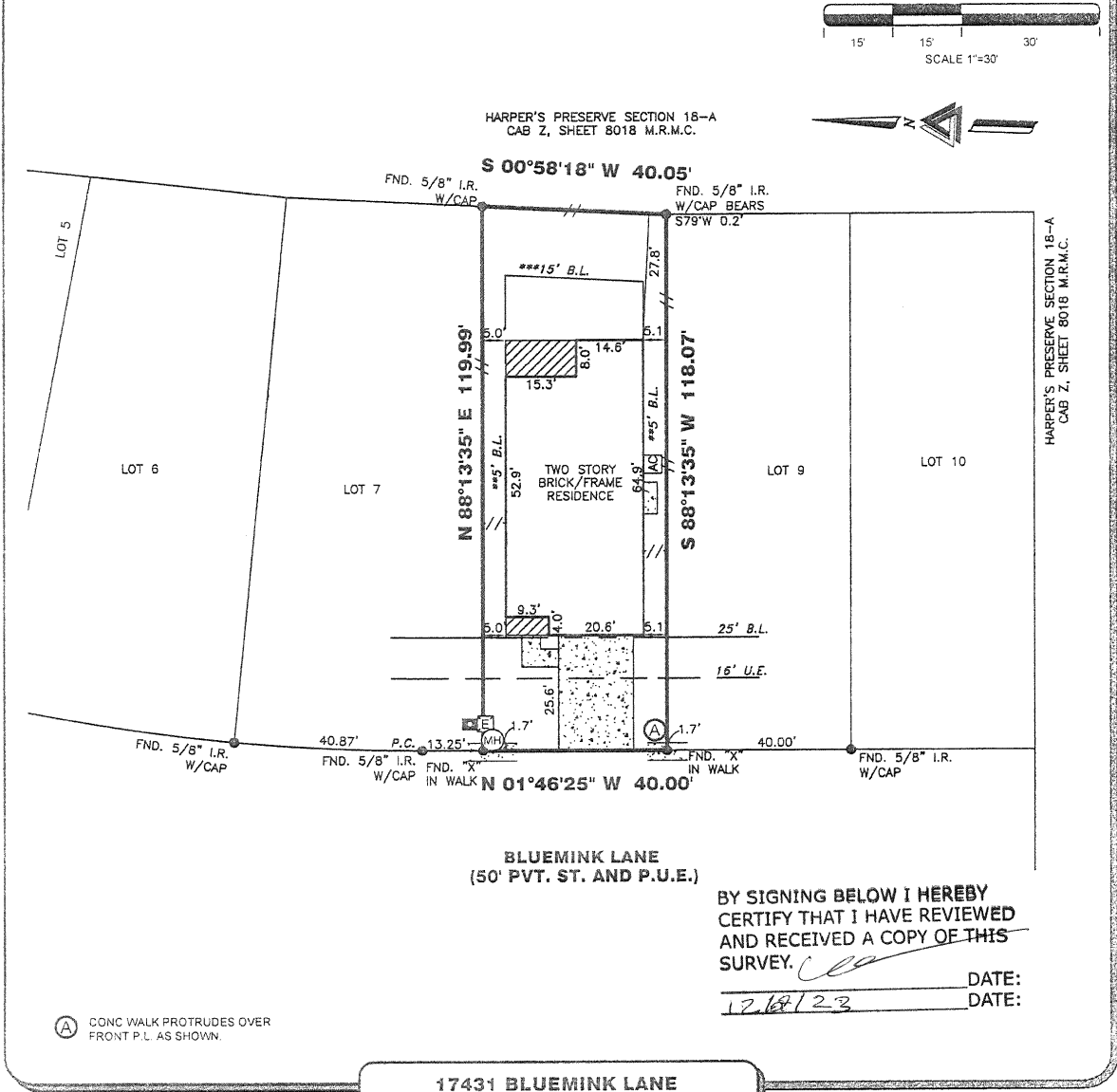
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

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

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



(A) CONC WALK PROTRUDES OVER FRONT P.L. AS SHOWN.

17431 BLUEMINK LANE

PROPERTY INFORMATION

LOT S BLOCK 1

SUBDIVISION:
 HARPER'S PRESERVE SECTION 20-A

RECORDING INFO:
 CAB. Z, SHTS. 8234-8235, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
 CAGAN COMERTER AND HUMEYRA LACIN

TITLE CO.
 CAREFREE TITLE AGENCY, INC.

G.F.# HOU-21935-23 **G.F. DATE:** 11-05-23

SURVEYED FOR:
 MERITAGE HOMES CORPORATION

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB Z SHTS 8234-8235, M.R.M.C. E.C.C. FILE NOS. 2002-086105, 2003-149563, 2004-02722, 2010107029, 2011004068, 2011007008, 2011011454, 2011019619, 2011026914, 2011081663, 2011084436, 2011091953, 2012020594, 2012020541, 2012020525, 2012020428, 2012020547, 2012042029, 2012020430, 2012020431, 2012020432, 2012020433, 2012020436, 2012020439, 2012040225, 2012116677, 2012116878, 2012116879, 2012116880, 2012128305, 2012128306, 2021136713, 2021141523, 2021146878, 202119739, 2021168808, 2022014299, 2022014300, 2022014301, 2022014303, 2022014304, 2022014305, 2022021031, 2022058446, 2022143632, 2022143637, 2023071982

ALL ROD CAPS ARE STAMPED "JONES & CARTER", 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.D.H. ORDINANCE 89-1876 PER H.C.C.F. # N-28386 AND C.D.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.D.H. ORDINANCE 1599.203

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 CONGRESS, 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.tritech.com TBP15 #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.

11/14/2023



DRAWING INFORMATION

TRI-TECH JOB NO: L20193-22

CLIENT JOB NO: N/A

DRAWN BY: PV

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 06-09-23

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.

REVISIONS		
DATE	REASON	BY
10-10-23	FINAL	BI
11-14-23	ADD BUYER	EE

SURVEYOR REGISTRATION