

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

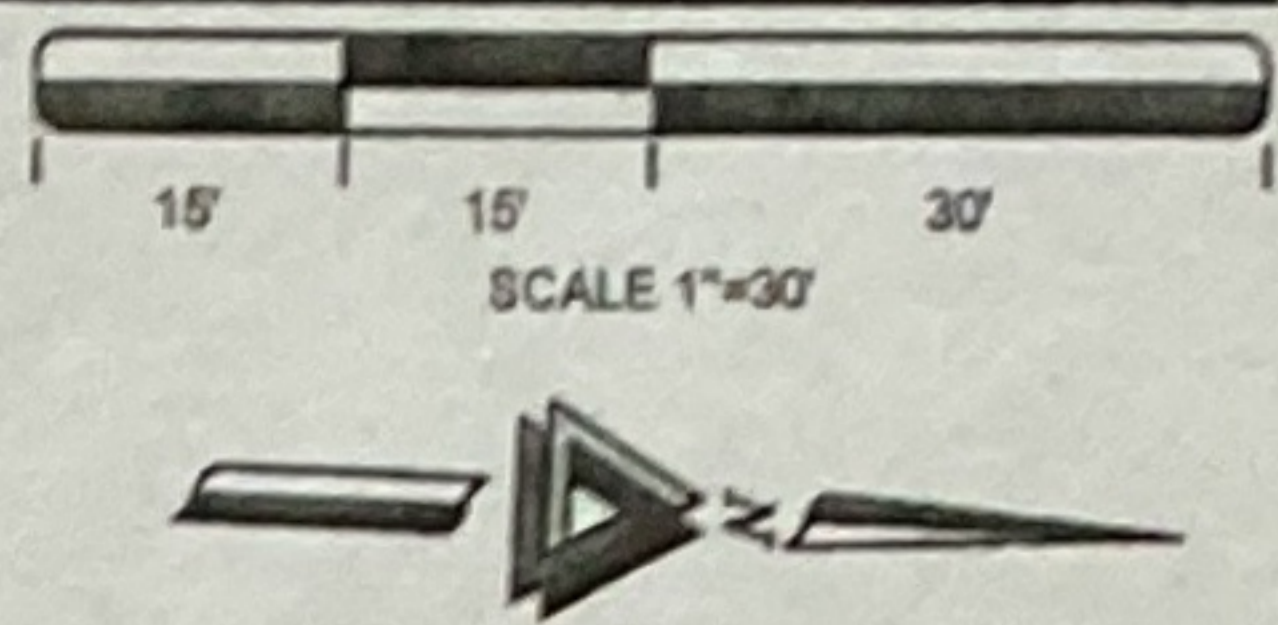
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.  
 C.O.T. = CITY OF TOMBALL

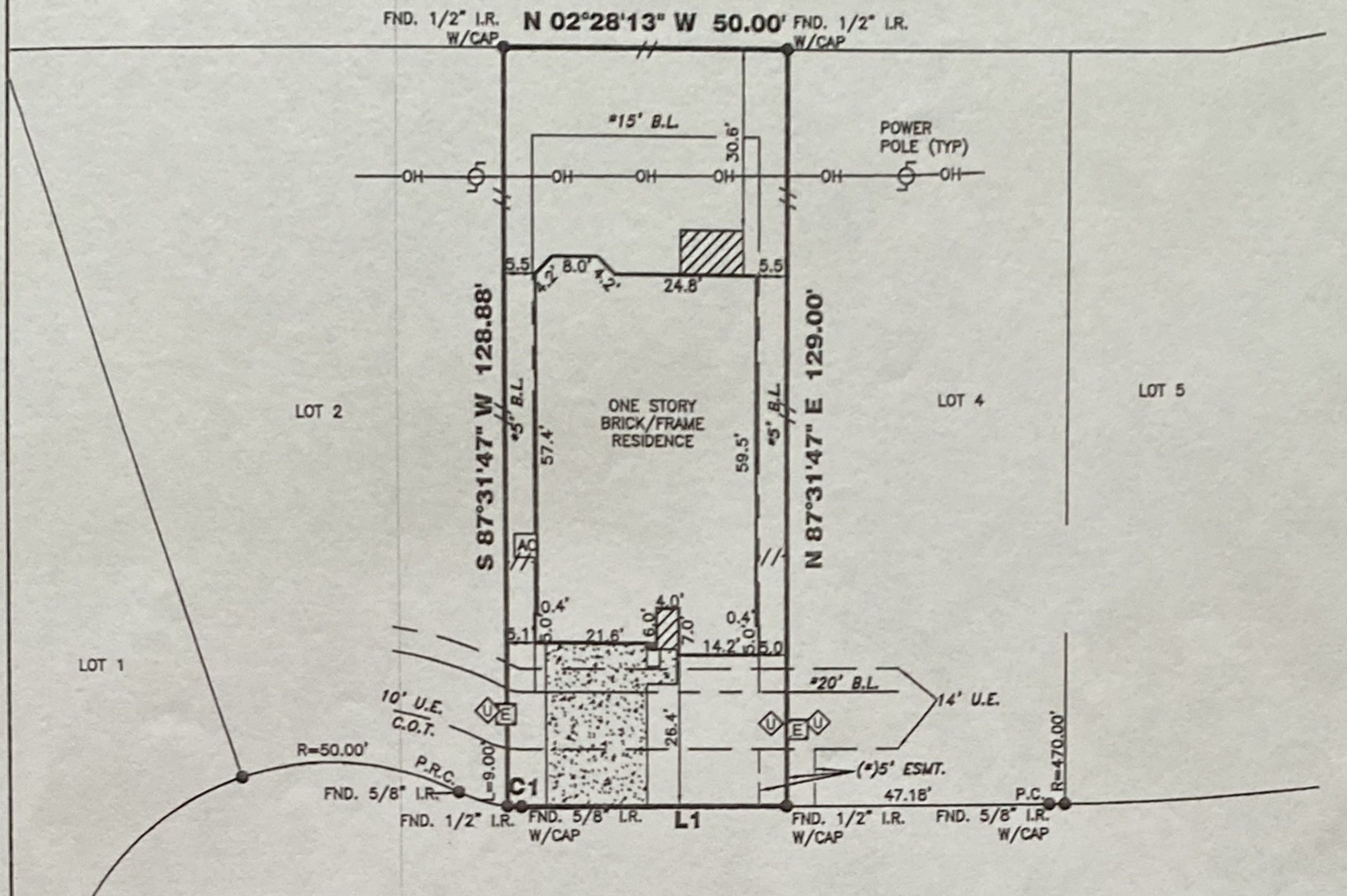
**LEGEND**  
 M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY  
 OVERHEAD UTILITIES — OH —  
 (MH) MANHOLE  
 WATER METER

— 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 AC PAD ELEC. BOX UTIL. PED.



CALLED 7.5682 ACRES  
 CITY OF TOMBALL  
 F.N. W565672  
 H.C.O.P.R.R.P.



**W. WINDING PINES DRIVE**  
 (60' R.O.W.)

BY SIGNING BELOW I HEREBY  
 CERTIFY THAT I HAVE REVIEWED  
 AND RECEIVED A COPY OF THIS  
 SURVEY.

*Philip Scott Valicoff* 07-30-21 DATE:  
*Darlene J Valicoff* 7-30-21 DATE:

**C1**  
**R=25.00'**  
**L=02.49'**  
**C=02.49'**  
**CB=S 00°22'58\" W**  
**L1**  
**S 02°28'13\" E 47.51'**  
 (\*5' ESMT.—RP-2020-12920

**2320 W. WINDING PINES DRIVE**

**PROPERTY INFORMATION**  
 LOT 3 BLOCK 3  
 SUBDIVISION:  
 CHERRY PINES SECTION 2  
 RECORDING INFO:  
 FILM CODE 688132, MAP RECORDS,  
 HARRIS COUNTY, TEXAS  
 BORROWER:  
 PHILIP SCOTT VALICOFF AND DARLENE JEAN VALICOFF  
 TITLE CO.  
 CAREFREE TITLE AGENCY, INC.  
 G.F.# HOU-49102 G.F. DATE: 04-22-21  
 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 FILM CODE 688132, M.R.H.C.T.X., H.C.C. FILE NOS.  
 ALL ROO CAPS ARE STAMPED "LJA", UNLESS OTHERWISE NOTED.  
 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.  
 C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 85-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1996-282.  
 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 TOMBALL), 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

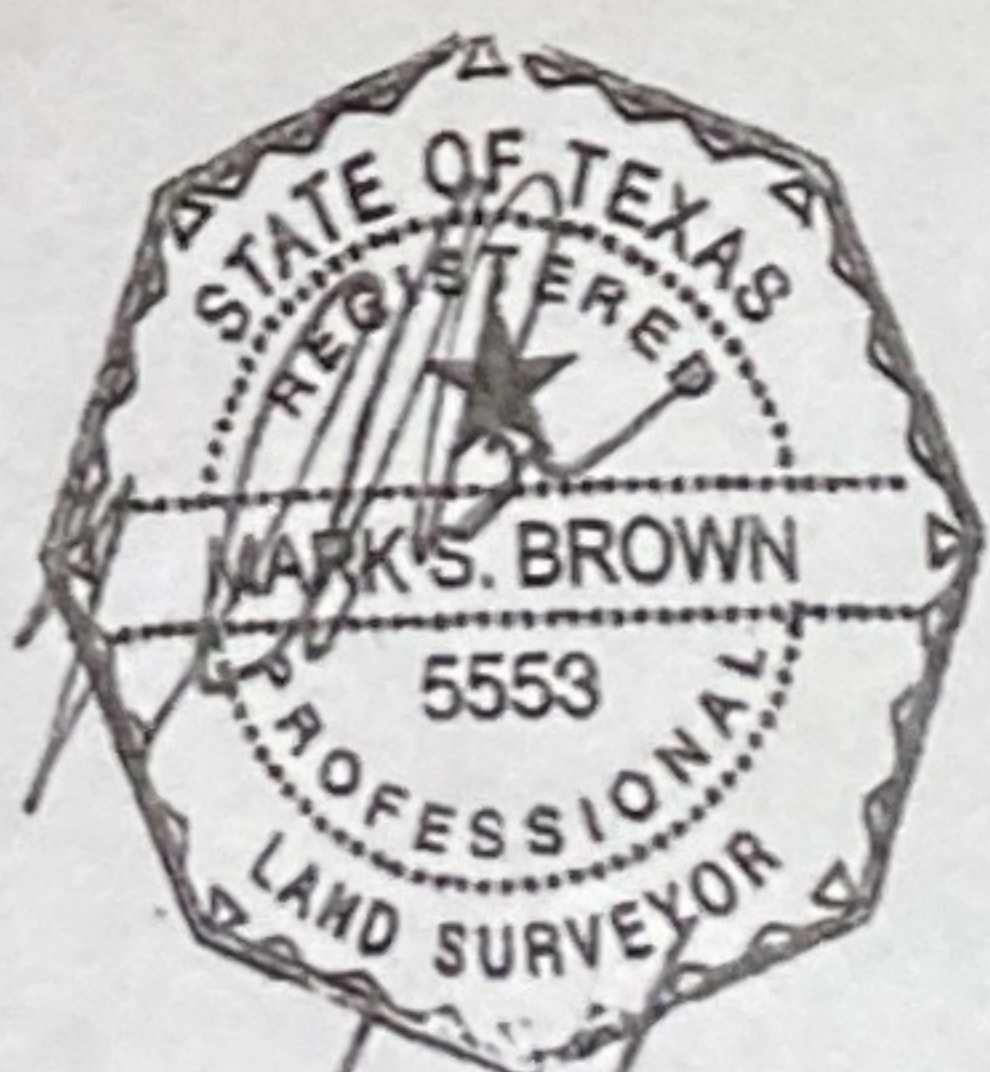
**CERTIFICATION**  
 I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.  
 THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
 © 2021 TRI-TECH SURVEYING COMPANY, L.P.

**DRAWING INFORMATION**  
 TRI-TECH JOB NO: L18439-20  
 CLIENT JOB NO: 65147010241  
 DRAWN BY: RM  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 03-02-21

**FLOOD INFORMATION**  
 F.I.R.M. NO: 48201C PANEL: 0230L  
 REVISED DATE: 06-18-07 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
07-06-21	FINAL	KP



07/07/2021  
 SURVEYOR REGISTRATION