

211 CLEMENTINE COURT

LOT 23 BLOCK 1

SUBDIVISION: _____

WOODFOREST SECTION 58

RECORDING INFO:

CABINET Z, SHEET 3484-3486, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

BORROWER:
MICAH LEE GWARTNEY and MARIA FERNANDEZ PEREZ

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
G.F.# CTH-VP-CTT16664480TH G.F. DATE: 05/12/16

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y26956-16

CLIENT JOB NO: 584045

DRAWN BY: SV

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 04-06-16

FLOOD INFORMATION

FARM NO: 48339C

REVISID DATE: 08-18-14

PANEL: 0375G

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 FLOODING ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL ROOF CAPS ARE STAMPED "CARLOMAGNO RPLS 1567", UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "CARLOMAGNO RPL 1967, UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 1' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER
CARBURY 2, SHEETS 209-246 M.R.M.C.TX. M.C.C. FILE NOS. 2004-091292,
2006-110057, 201108762, 2011103368, 2011103382, 2011103314, 2011103348,
2011106485, 2012006408, 2013121081, 2015028200, 2015108874, 2015106234.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS,
ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUPPORTIVE 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 CONNECTION 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 MONTGOMERY), 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.

REVISIONS

NO.	DATE	REASON	BY
1	04-08-16	FORM SURVEY	SV
2	06-13-16	FINAL SURVEY	NR
3	06-17-16	REVISE ELEV	KLR

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 WIND; 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.



TRI-TECH
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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.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL
ENROSSED SURVEYOR'S SEAL AND SIGNATURE.
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6-17-66

SURVEYOR REGISTRATION