

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

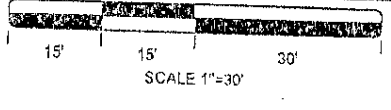
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 C.E. = COVENANT ESMT.

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE 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.)

WOODFOREST DEVELOPMENT, INC.
 PORTION OF THE
 REMAINDER OF 271.1 ACRES
 F.N. 2014019595
 M.C.R.P.R.



Handwritten note: Part of Fish...

C1
 R=50.00'
 L=40.46'
 C=39.37'
 CB=S 02°13'54" E

L1
 N 00°23'15" E 15.90'

L2
 N 16°44'37" E 37.01'

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.

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

(A) A/C PAD PROTRUDES INTO 5' C.E. AS SHOWN ABOVE.
 TBM 1715-2-59: SET "X" INTERSECTION STREETS CREST SIGHTS DR & TOPPER PINES DR - ELEV=200.64.

409 BROW PINES COURT

PROPERTY INFORMATION

LOT 12 BLOCK 2

SUBDIVISION:
 WOODFOREST SEC. 76

RECORDING INFO:
 CABINET Z, SHEETS 6044-47, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
 LARRY W SMITH AND JANET C SMITH

TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD
 G.F.# CTT20716793 G.F. DATE: 07-05-20

SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y32798-19
 CLIENT JOB NO:
 DRAWN BY: VN
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0370G
 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 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 CABINET Z, SHEETS 6044-47, M.C.R.P.R., W.C.O. FILE NOS. 200309122, 200811057, 201047021, 201110256, 201110320, 201110364, 201110369, 201110343, 201205406, 201311001, 201302020, 201521819, 201603077, 201502043, 201700210, 201604012, 201907933, 201907951, 201907952, 201910311, 201910372.

ALL ROD DATA ARE STAMPED "LAT" 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 65-1079 PER H.C.C.F. # N-25386 AND C.O.H. ORDINANCE 82-1312 PER H.C.C.F. # M-33753 AND AMENDED BY C.O.H. ORDINANCE 1999-202.

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 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 CORPUS), 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 EUMDARY, EASEMENT AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

NO.	DATE	REASON	BY
1	01-30-20	FORM	VN
2	06-30-20	FINAL	SK
3	07-16-20	ADD BUYER NAME	MDOB

TRI-TECH SURVEYING COMPANY, L.P.
 10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritechtx.com TDPLS #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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RICHARD A. RODRIGUEZ
 6777
 PROFESSIONAL LAND SURVEYOR

7/17/20
 SURVEYOR REGISTRATION