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

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

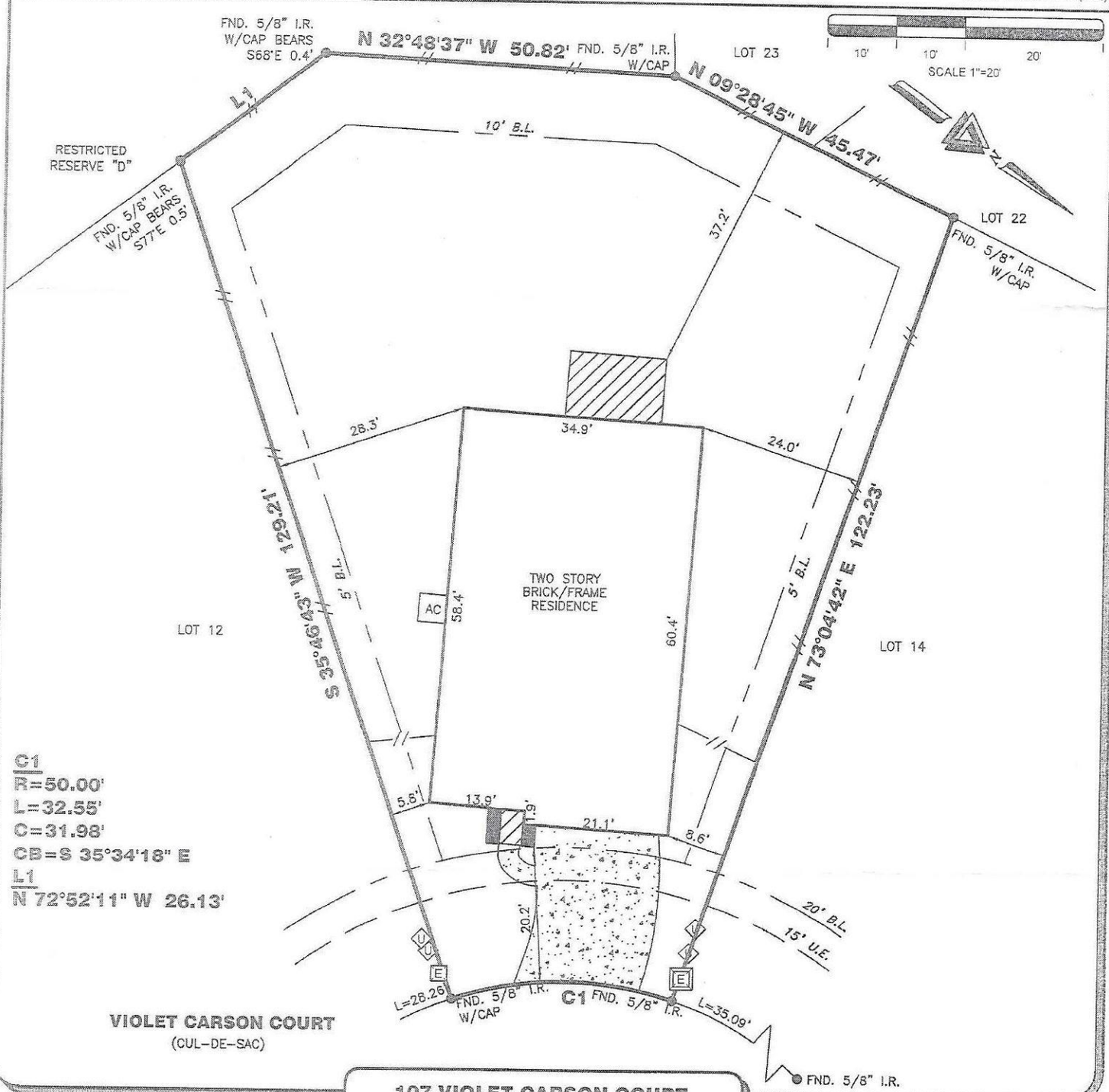
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.
W.S.E. = WATER SEWER EASEMENT

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
WL.E. = WATERLINE EASEMENT
STM.S.E = STORM SEWER EASEMENT
R.O.W. = RIGHT-OF-WAY

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

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



C1
R=50.00'
L=32.55'
C=31.98'
CB=S 35°34'18" E
L1
N 72°52'11" W 26.13'

107 VIOLET CARSON COURT

PROPERTY INFORMATION

LOT 13 BLOCK 3

SUBDIVISION:
THE WOODLANDS HILLS SEC 18 SUBDIVISION

RECORDING INFO:
CAB Z, SHT 8670, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
RODRIGO CRISTINO AND ELISSA ARANZA

TITLE CO.
BRIGHTLAND TITLE COMPANY, LTD.

G.F.# 2024-7540-02 G.F. DATE: 10-31-24

SURVEYED FOR:
BRIGHTLAND HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G12129-24
CLIENT JOB NO: N/A
DRAWN BY: HS
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 07-26-24

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0225G
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 CAB Z, SHT 8670, M.R.M.C.TX., M.C.C. FILE NOS. 2017102229, 2017102593, 2017102598, 2017102673, 2017105608, 2017115045, 2018084957, 2019073430, 2021160157, 2021139964, 2021139965, 2021145559, 2021165783, 2022026709, 2022049535, 2022050337, 2022075587, 2023015757, 2023020811, 2023098721, 2023098722, 2023098723, 2024060148, 2024060149.

ALL ROD CAPS ARE STAMPED "LJA SURVEY", UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253860 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-292.

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 CONROE), 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.

12/17/24

REVISIONS

DATE	REASON	BY
11-14-24	FINAL	DN

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.

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11/15/2024

STATE OF TEXAS REGISTERED MARK S. BROWN 5553 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION