★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.

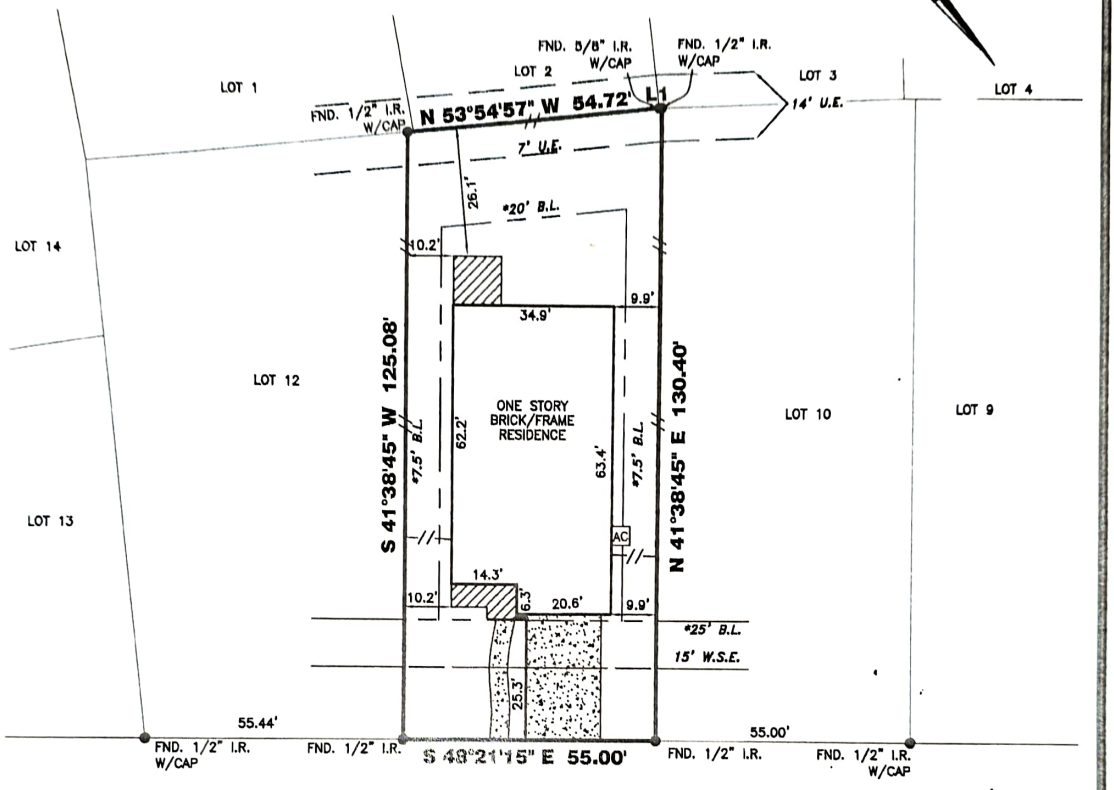
LEGEND

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.)

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

SCALE 1"=30'



L1
N 50°55'23" W 00.54'

DUNSMORE OAK DRIVE
(50' R.O.W.)

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

_____ DATE: 6-10-20

_____ DATE:

2520 DUNSMORE OAK DRIVE

PROPERTY INFORMATION

LOT 11 BLOCK 4

SUBDIVISION:
RIVERSTONE RANCH AT CLEAR CREEK SEC. 12

RECORDING INFO:
FILM CODE 688842, MAP RECORDS, HARRIS COUNTY, TEXAS

BORROWER:
SYED SHOAIB

TITLE CO.
CAREFREE TITLE AGENCY, INC

G.F.# 36856-1 **G.F. DATE:** 04-30-20

SURVEYED FOR:
MERITAGE HOMES CORPORATION

DRAWING INFORMATION

TRI-TECH JOB NO: L17461-19
CLIENT JOB NO: 65143720282
DRAWN BY: VG
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 01-14-20

FLOOD INFORMATION

F.I.R.M. NO: 48201C **PANEL:** 1055L
REVISED DATE: 06-18-07 **ZONE:** "X" SHADED

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 FILM CODE 688842, M.R.H.C.TX., H.C.C. FILE NOS. 20140307411, 20140132234, 20140444468, 20180430403, 20160430404,20180430408, 20180430406,20180430431, 20180430432, 20180430433, 20180430434,20180430435, 20150438456, RP-2018-408321, RP-2017-76022, RP-2018-471077, RP-2019-488884

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

C.O.H. ORDINANCE 85-1678 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1990-262.

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

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND RECORDED PLAT AT THE REQUEST OF MERITAGE AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDS A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

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 PEARLAND), 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	04-06-20	FINAL SURVEY	BT
2	05-19-20	CHG BUYER NAME	MDOB

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.
© 2020 TRI-TECH SURVEYING COMPANY, L.P.

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

05/19/2020
SURVEYOR REGISTRATION

May 19,2020-7:52amG:\2019\Legacy (Meritage Homes)(L)\L17461-19.dwg