



PROPERTY INFORMATION

LOT 45 BLOCK 1

SUBDIVISION:
PINE LAKE COVE SECTION 1 SUBDIVISION

RECORDING INFO:
CAB Z, SHTS. 7708-7716, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

BORROWER:
DONALD ODETTE & JODY ODETTE

TITLE CO.
CAREFREE TITLE AGENCY, INC.
G.F.# HOU-4478-22 G.F. DATE: 06-14-22

SURVEYED FOR:
MERITAGE HOMES CORPORATION

DRAWING INFORMATION

TRI-TECH JOB NO: L19197-21
CLIENT JOB NO: 65150520137
DRAWN BY: PR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 01-03-22

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0350G
REVISED DATE: 08-18-14 ZONE: "X"

FLOOD INFORMATION: PROVIDED HEREON IS BASED ON DETERMINING 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 FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTERS OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT 1, LESS OTHER PLATS NOTED.

RECORD CITY ORDINANCES AND EASEMENTS AS DEFINED PER CAP. 1 SHS. 7708-7716, MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

ALL RECORDS SAME DATED: 08-18-2014, UNLESS OTHERWISE NOTED.

C.C.F. ORDINANCES SHOWN PER CAP. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PROPERTY SUBJECT TO RECORDS MONTGOMERY COUNTY, TEXAS A. ORDINANCES AND CITY ORDINANCES PROVIDED HEREON IS INTENDED TO BE EXISTENT AND CORRECT IN THE UNDISCOVERED SURVEY. 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 1, HANSON RIDGE IN CERTAINITY OF TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES RECORDED CONVEYED UNRECORDED EASEMENTS, BUILDING LINES, AND OTHER FEATURES, INCLUDING CITY OF HOUSTON, TEXAS, THAT WERE SUBJECT TO THE PROJECT SHOULD BE NOTED.

THIS SURVEY DOES NOT ADDRESS THE EAVES, DOWNSPOUTS OR OTHER OVERHEAD OR STRUCTURE FEATURES WHICH MAY PRODUCE OVER EASEMENT AND/OR OTHER PLAT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

REVISIONS

DATE	REASON	BY
08-17-22	FINAL	BI

TRI-TECH SURVEYING COMPANY, L.P.

10401 WEBSTOFFICB DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.com TBP15 #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby certify 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 plan thereof, indicated hereon.

THE SURVEY IS VALID FOR THIS TRANSACTION ONLY
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08/19/2022

STATE OF TEXAS REGISTERED
MARK S. BROWN
5559
PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION