

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

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

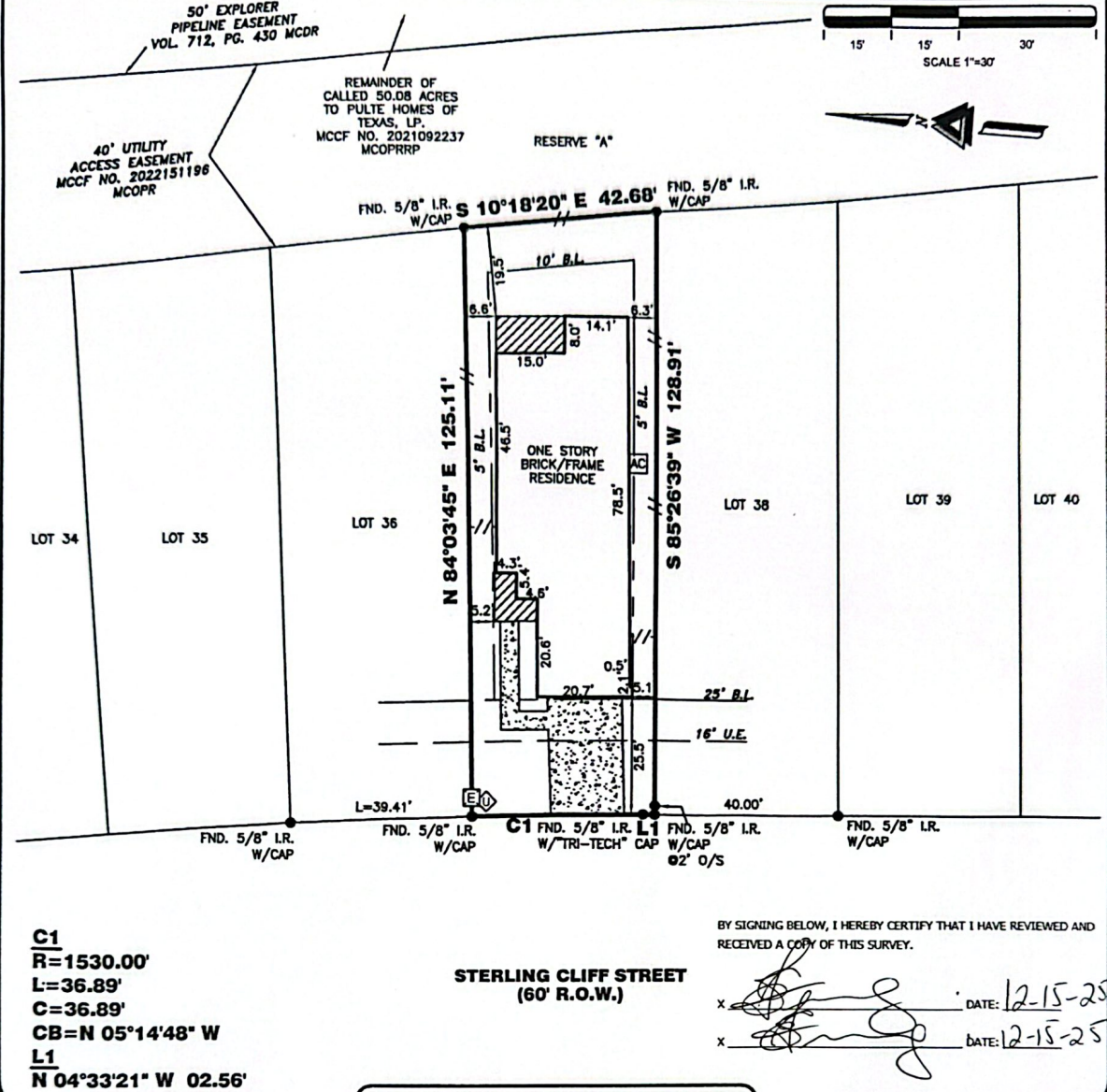
FND. = FOUND  
FNC. = FENCE  
P.U.E. = PUBLIC UTILITY ESMT.  
P.A.E. = PERMANENT ACCESS ESMT.  
W.S.E. = WATER SEWER EASEMENT

**LEGEND**

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

— I — IRON FENCE  
— X — WIRE FENCE  
— // — WOOD FENCE  
— O — CHAIN LINK FENCE  
— B.L. — BUILDING LINE (B.L.)  
— — — EASEMENT LINE  
— — — AERIAL EASEMENT (A.E.)

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



**C1**  
**R=1530.00'**  
**L=36.89'**  
**C=36.89'**  
**CB=N 05°14'48" W**  
**L1**  
**N 04°33'21" W 02.56'**

**STERLING CLIFF STREET**  
**(60' R.O.W.)**

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

X *[Signature]* DATE: 12-15-25  
X *[Signature]* DATE: 12-15-25

**16687 STERLING CLIFF STREET**

**PROPERTY INFORMATION**  
LOT 37 BLOCK 1  
SUBDIVISION:  
MAVERA SEC 10B  
RECORDING INFO:  
CAB. AA, SHEETS 0390-0391, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS  
BORROWER:  
EUZILENE FERRAZ  
TITLE CO.  
CAREFREE TITLE AGENCY, INC.  
G.F.# HOU-48027-25 G.F. DATE: 11-24-25  
SURVEYED FOR:  
MERITAGE HOMES CORPORATION

**DRAWING INFORMATION**  
TRI-TECH JOB NO: L24506-25  
CLIENT JOB NO: N/A  
DRAWN BY: PV  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD DATE: 04-30-25

**FLOOD INFORMATION**  
F.I.R.M. NO: 48339C PANEL: 0575G  
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. AA, SHEETS 0390-0391, B.I.R.M. C.T.A., M.C.C. FILE NOS. 2006-098051, 201009-0368, 202102-1028, 202102-2227, 202110-0284, 202110-1036, 202114-2763, 202207-2801, 202209-0384, 202211-2859, 202211-0840, 202301-0309, 202303-1586, 202310-0485

ALL ROD CAPS ARE STAMPED "ELEVATION", 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.

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 CONROE), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY SAVERS, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

**REVISIONS**

DATE	REASON	BY
08-08-25	FINAL	EE
12-09-25	ADDED BUYER	AL

**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.  
© 2023 TRI-TECH SURVEYING COMPANY, L.P.

**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**  
**ROBERT C. C. LIN**  
2414

*[Signature]* 12/15/25  
SURVEYOR REGISTRATION