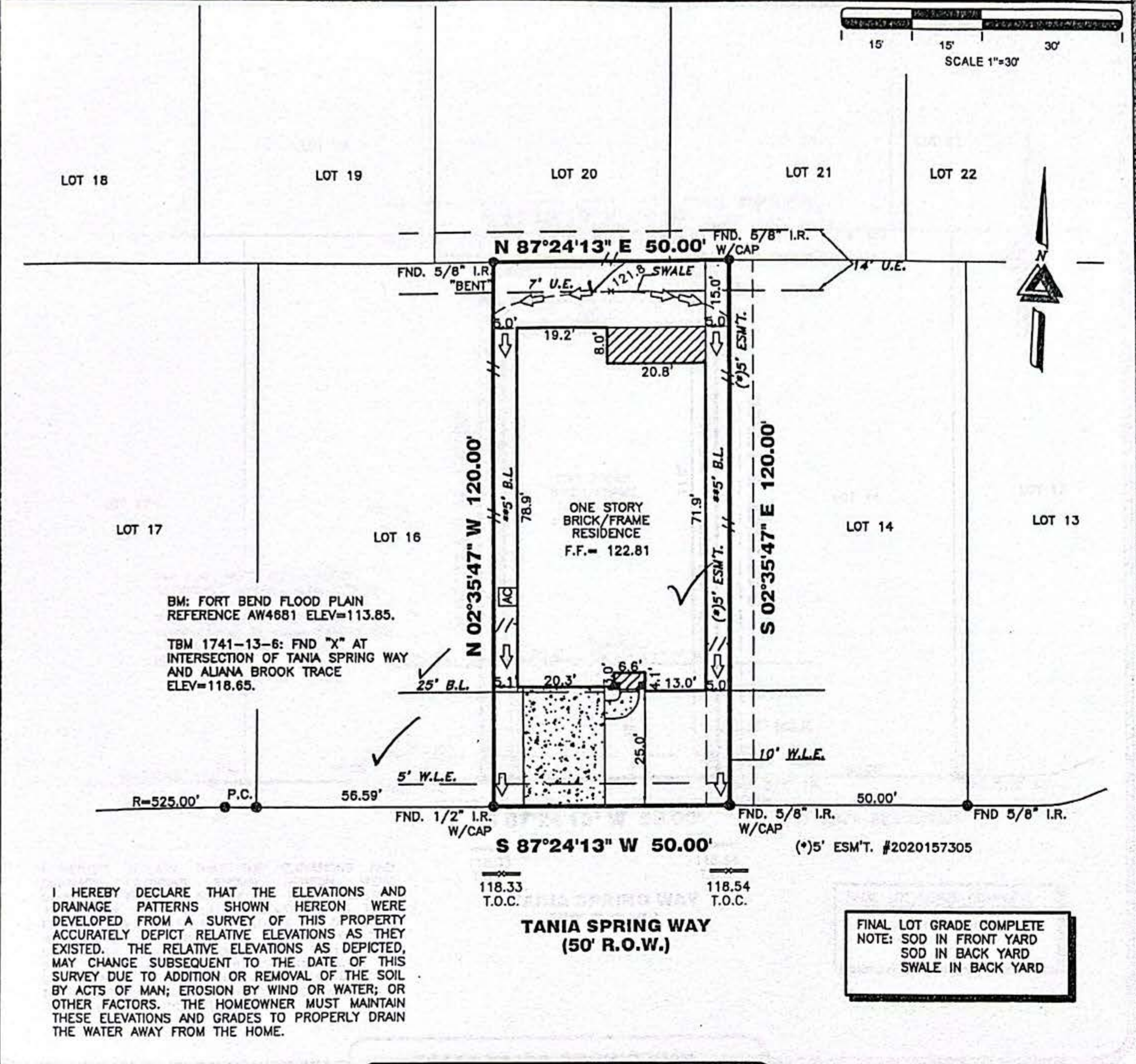


**LEGEND**

★ CITY ORDINANCES	IR. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	— I —	IRON FENCE
★★ RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	— X —	WIRE FENCE
★★★ BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT	— // —	WOOD FENCE
( ) RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	STM.S.E. = STORM SEWER EASEMENT	— ○ —	CHAIN LINK FENCE
CONCRETE	AC PAD	W.S.E. = WATER SEWER EASEMENT	R.O.W. = RIGHT-OF-WAY	— - - -	BUILDING LINE (B.L.)
COVERED	ELEC. BOX			— · · · —	EASEMENT LINE
SOD	UTIL. PED.			— · · · —	AERIAL EASEMENT (A.E.)
BRICK	MANHOLE				
	WATER METER				



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  
SWALE IN BACK YARD

**26414 TANIA SPRING WAY**

**PROPERTY INFORMATION**

LOT 15 ✓ BLOCK 4 ✓

SUBDIVISION: CANDELA SEC 4 ✓

RECORDING INFO: PLAT NO. 20200198, PLAT RECORDS FORT BEND COUNTY, TEXAS ✓

BORROWER: MICHELLE TAN NICANDRO AND REAL NICANDRO

TITLE CO. CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.

G.F.# ETH2104256 G.F. DATE: 09-12-21

SURVEYED FOR: PERRY HOMES, LLC

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20200198, P.F.F. & C.T.X., F.B.C.C. FILE NOS. 20200132800, 2020161577, 2020164782, 2020164783, 2020164784, 2020164785, 2020164786, 2020164787, 2020164788, 2020164789, 2020164790, 2020165198.

ALL ROD CAPS ARE STAMPED 'JONES & CARTER', UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' 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 85-1878 PER H.C.C.F. § N-253888 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. § M-337573 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 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 HOUSTON), 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.

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

10401 WBSTOFFICE 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.  
© 2021 TRI-TECH SURVEYING COMPANY, L.P.



**DRAWING INFORMATION**

TRI-TECH JOB NO: Y34664-21

CLIENT JOB NO: N/A

DRAWN BY: NS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0105L

REVISED DATE: 04-02-14 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.

**REVISIONS**

DATE	REASON	BY
05-19-21	FORM	NS
11-04-21	FINAL	RR

*AB 11/29/21*

*Herrera 11/22/21*

*Paul Park 11/30/21*

SURVEYOR REGISTRATION