

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

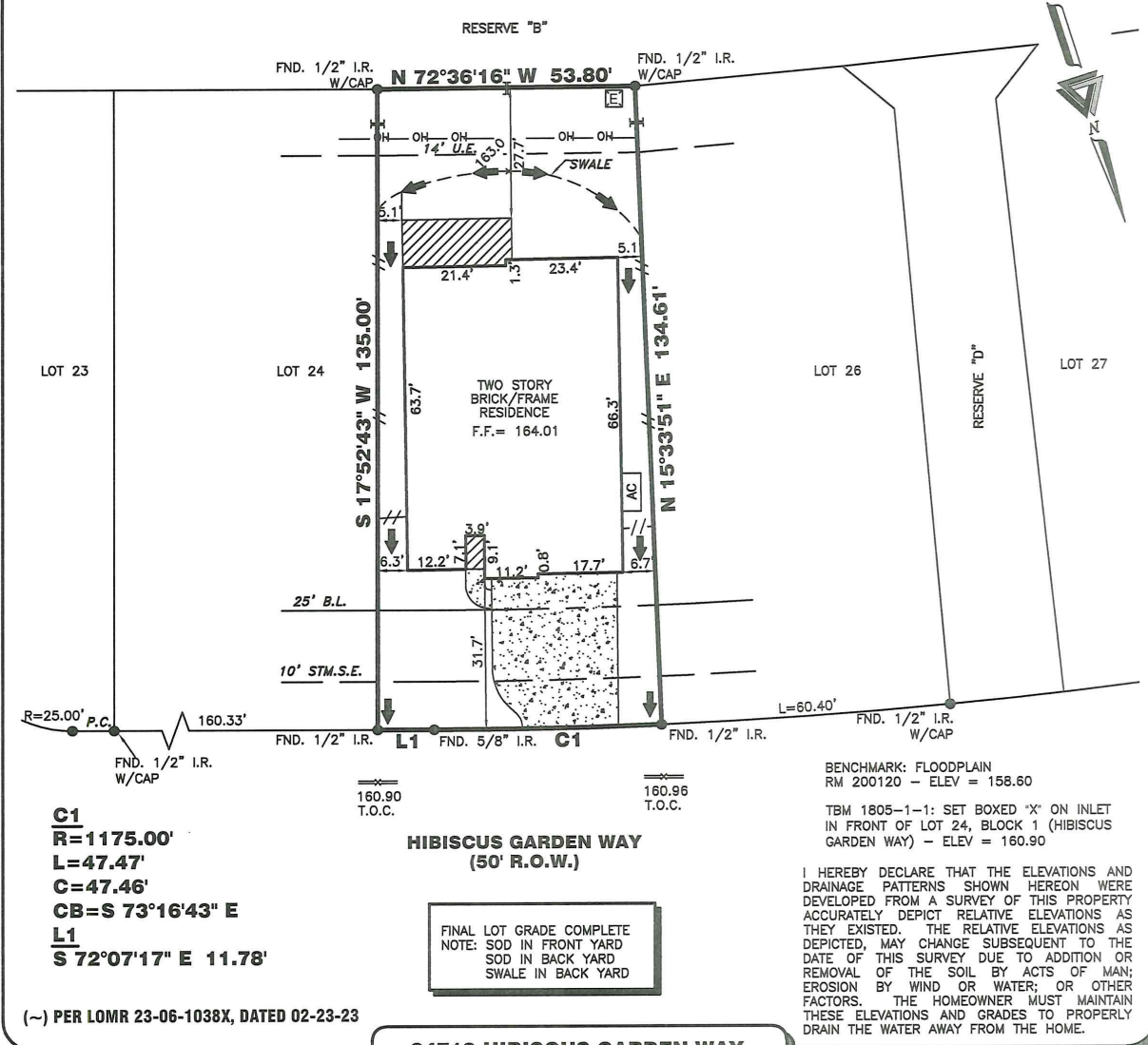
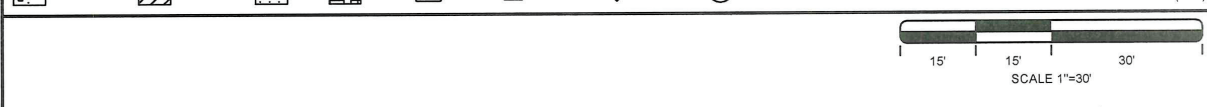
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

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

IRON FENCE
 WIRE FENCE
 WOOD FENCE
 OVERHEAD UTILITIES
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)



C1
R=1175.00'
L=47.47'
C=47.46'
CB=S 73°16'43" E
L1
S 72°07'17" E 11.78'

HIBISCUS GARDEN WAY
(50' R.O.W.)

FINAL LOT GRADE COMPLETE
 NOTE: SOD IN FRONT YARD
 SOD IN BACK YARD
 SWALE IN BACK YARD

BENCHMARK: FLOODPLAIN
 RM 200120 - ELEV = 158.60
 TBM 1805-1-1: SET BOXED 'X' ON INLET
 IN FRONT OF LOT 24, BLOCK 1 (HIBISCUS
 GARDEN WAY) - ELEV = 160.90

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.

(-) PER LOMR 23-06-1038X, DATED 02-23-23

24719 HIBISCUS GARDEN WAY

PROPERTY INFORMATION

LOT 25 BLOCK 1
 SUBDIVISION:
 ELYSON SEC 47
 RECORDING INFO:
 FILM CODE NO. 702337, MAP RECORDS,
 HARRIS COUNTY, TEXAS
 BORROWER:
 ALEJANDRO SANCHEZ
 TITLE CO.
 EXECUTIVE TITLE CO., LTD.
 G.F.# ETC2405955 G.F. DATE: 07-01-24
 SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y39628-24
 CLIENT JOB NO: N/A
 DRAWN BY: SR
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0395N
 REVISED DATE: 11-15-19 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 NO. 702337, M.R.H.C.T.X. H.C.C. FILE NOS. RP-2016-80476, RP-2016-119317, RP-2016-175340, RP-2016-192154, RP-2016-354086, RP-2016-047237, RP-216-819193, RP-2020-219777, RP-2020-371417, RP-2020-427191, RP-2021-449201, RP-2021-500726, RP-2021-436206, RP-2022-141311, RP-2022-152870, RP-2023-76187, RP-2023-76188
 ALL ROD CAPS ARE STAMPED "BGE INC", 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.
 C.O.H. ORDINANCE 85-1878 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 1999-262.
 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.

REVISIONS

DATE	REASON	BY
02-08-24	FORM	SR
07-03-24	FINAL	BI

TRI-TECH
 SURVEYING COMPANY, L.P.
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 HOUSTON, TEXAS 77042
 P# 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.
 © 2024 TRI-TECH SURVEYING COMPANY, L.P.

02/24/2024

MARK S. BROWN
 5553
 PROFESSIONAL
 LAND SURVEYOR

SURVEYOR REGISTRATION