INVOICE

TRI-TECH
SURVEYING COMPANY, L.P.
10401 Westoffice Drive
Houston, Texas 77042
(713) 667-0800
ar@tritechtx.com

INVOICE NUMBER: 0792199-IN
INVOICE DATE: 2/22/2024

JOB NUMBER: Y39298-23
ORDER DATE:
CUSTOMER ID: 00-PERR324

PLAN NUMBER:

PLEASE REMIT PAYMENT TO:
10401 Westoffice Drive
Houston, TX 77042

BILL TO:
EXECUTIVE TITLE COMPANY
ATTN: CLOSERS
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TX 77027

PROPERTY INFORMATION
SUBDIVISION: **SIENNA SECTION 52**
LOT: 5
BLOCK: 4
SECTION: 52
PROPERTY ADDRESS: 10606 NOVY GROVE DR
BUYER: KHATRI
GF NUMBER: ETC2308172

CUSTOMER P.O.	TERMS
	Net 30 Days

ITEM NO.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
FINAL12		EACH	1.00	425.00	425.00
	NEW FINAL & TOPO	CONTACT:	MIGUEL REYES		

Net Invoice:	425.00
Sales Tax:	35.06
Invoice Total:	460.06

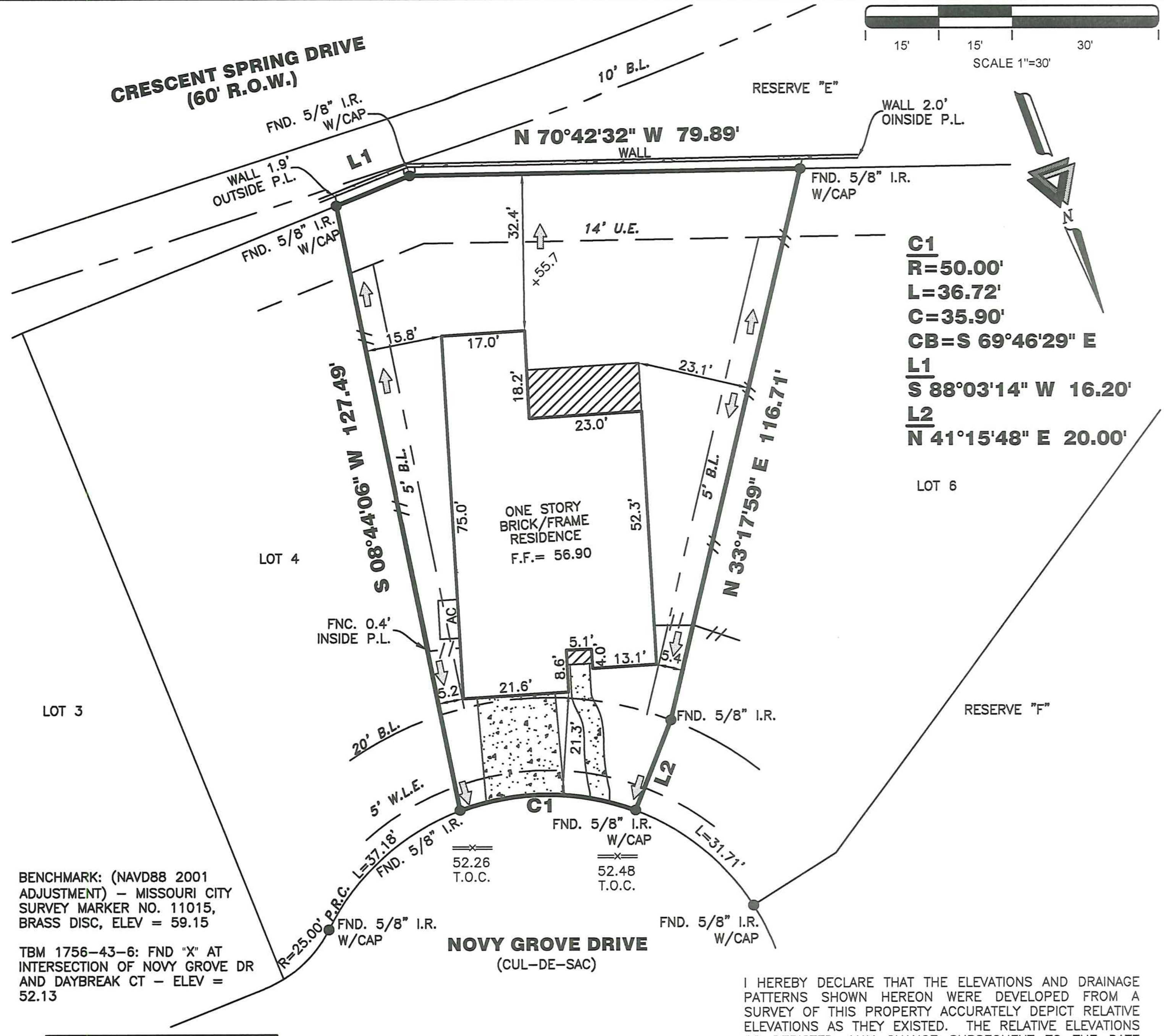
A 3% credit card fee will be applied to all credit card transactions.
Debit card transactions are not subject to a surcharge.

LEGEND

* CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.
** RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.
*** BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	WL.E. = WATERLINE EASEMENT
( ) RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	STM.S.E = STORM SEWER EASEMENT
		W.S.E. = WATER SEWER EASEMENT	R.O.W. = RIGHT-OF-WAY

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

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



FINAL LOT GRADE COMPLETE

NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

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.

10606 NOVY GROVE DRIVE

PROPERTY INFORMATION

LOT 5 **BLOCK** 4

SUBDIVISION:
SIENNA SECTION 52

RECORDING INFO:
PLAT NO. 20220174, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
ZAFAR KHATRI AND SHABANA KHATRI

TITLE CO.
EXECUTIVE TITLE CO., LTD.

G.F.# ETC2308172 **G.F. DATE:** 02-25-24

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y39298-23
CLIENT JOB NO: N/A
DRAWN BY: PV
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48157C **PANEL:** 0435L
REVISED DATE: 04-02-14 **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 PLAT NO. 20220174, P.R.F.B.C.TX., F.B.C.C. FILE NOS. 9537103, 2012104699, 2015009259, 2015009419, 2015009465, 2015009533, 2015009777, 2015009778, 2015009905, 2015013213, 2015049935, 2015057386, 2015120556, 2015120557, 2016001808, 2016001809, 2016001810, 2016001811, 2016122800, 2016122801, 2016122802, 2016129115, 2017004716, 2017045642, 2017045643, 2019035843, 2019036033, 2019036034, 2019043416, 2019043417, 2019043418, 2019043419, 2019043420, 2020060464, 2020060465, 2020067542, 2020067543, 2020067544, 2020070988, 2020070990, 2020096754, 2020177466, 2020177467, 2020177468, 2020177469, 2020177470, 2021014468, 2021014469, 2021014470, 2021085333, 2021086719, 2021086720, 2021086728, 2021086729, 2021086732, 2021086736, 2021099557, 2021099603, 2021104156, 2021144170, 2021144171, 2021144210, 2021144622, 2021144961, 2021144962, 2021144963, 2021144964, 2021145233, 2021145234, 2021148853, 2021150647, 2021150657, 2021183065, 2021183066, 2021183074, 2022022740, 2022022741, 2022022742, 2022022745, 2022025868, 2022075321, 2022075332, 2022075333, 2022075334, 2022075335, 2022075336, 2022075337, 2022079376, 2022115886

ALL ROD CAPS ARE STAMPED "GBI PARTNERS", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 30' 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 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 MISSOURI CITY), 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
11-14-23	FORM	PV
02-17-24	FINAL	MR
03-13-24	ADD BUYER NAME	MDOB
03-18-24	CORR. SPELLING NAME	MDOB
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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.

03/18/2024

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

SURVEYOR REGISTRATION