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LEGEND

- ★ CITY ORDINANCES
- ★★ RESTRICTIVE COVENANTS
- ★★★ BUILDER GUIDELINES
- ( ) RECORD INFORMATION

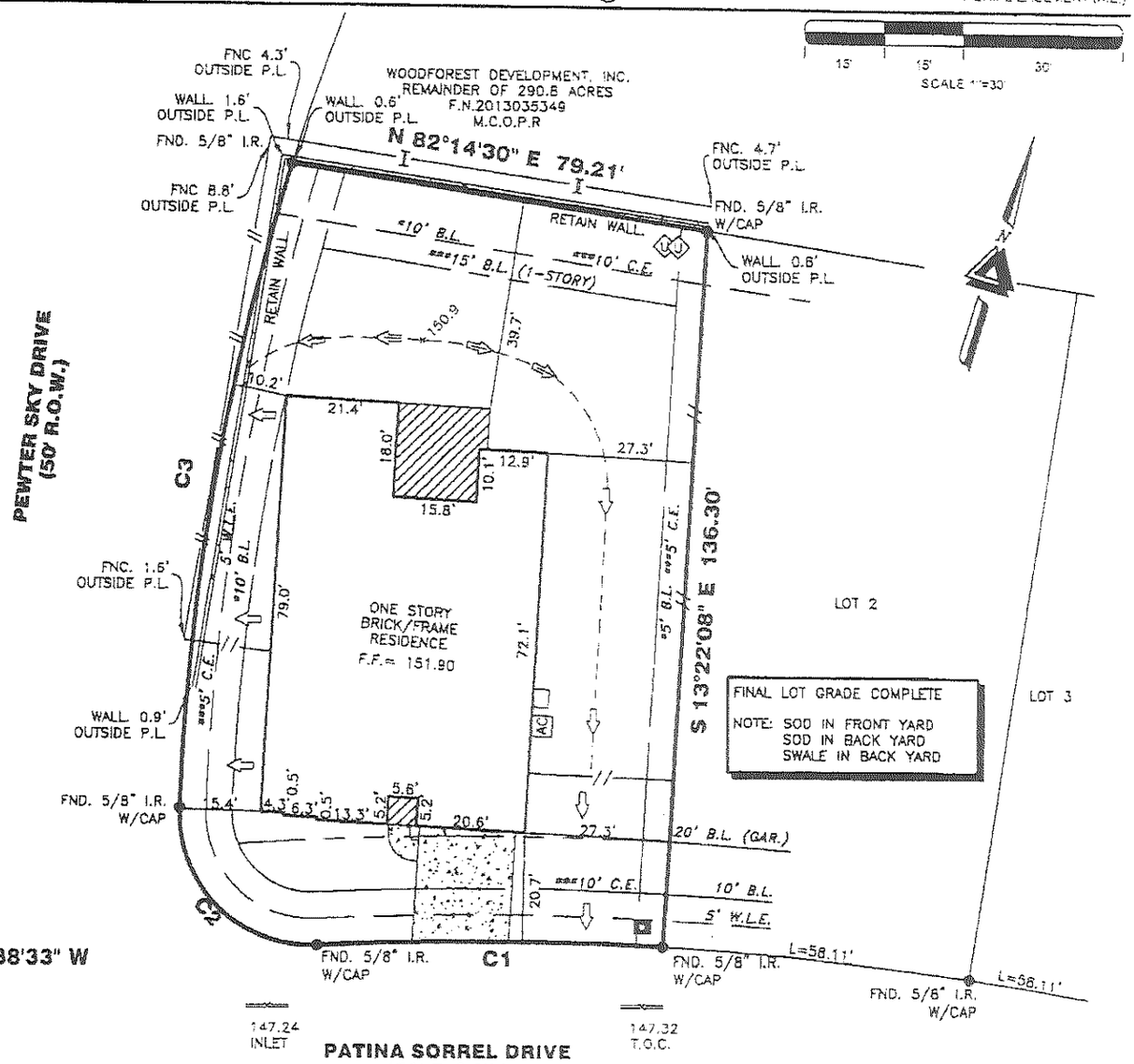
I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT
G.B.L. = GARAGE BUILDING LINE

FND = FOUND
FNC = FENCE
P.U.E. = PUBLIC UTILITY ESMT
C.E. = COVENANT ESMT
W.S.E. = WATER SEWER EASEMENT

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

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

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



C1
R=625.00'
L=65.20'
C=65.17'
CB=S 73°38'33" W

C2
R=25.00'
L=41.41'
C=36.84'
CB=N 61°53'20" W

C3
R=475.00'
L=124.17'
C=123.81'
CB=N 06°56'34" W

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.

TBM 1754-18-1: SET BOX ON INLET OF LOT 1 BLOCK 1 (PATINA SOREL) – ELEV = 147.61

205 PATINA SORREL DRIVE

PROPERTY INFORMATION

LOT 1 BLOCK 1

SUBDIVISION:
WOODFOREST SECTION 68

RECORDING INFO:
CABINET Z, SHEETS 6969-72, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
MATTHEW DEAN MORRIS AND CONNIE LYNNETTE MORRIS

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

G.F.# CTT21738385 G.F. DATE: 10-01-21

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y34911-21
CLIENT JOB NO:
DRAWN BY: NS
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0370G
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 FILM CODE CABINET Z, SHEETS 6969-72, M.R.M.C.TX., M.C. FILE NOS. 2006291292, 2006116337, 2011057621, 2011103359, 2011103362, 2011103364, 2011103365, 2011105423, 2012005406, 2012112381, 2015029290, 2015021819, 2016030577, 2016068143, 2017000519, 2018049123, 2021016619, 2021016713, 2021021476, 2021021779

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 85-1978 PER H.C.C.A. # M-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-333573 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 CONROE) 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.

X Matthew Morris

X Connie Morris

REVISIONS

DATE	REASON	BY
03-18-21	FORM	NS
09-29-21	FINAL	BI
10-06-21	ADD BUYER NAME	KP

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-657-0800
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.

STATE OF TEXAS
REGISTERED
RICHARD A. RODRIGUEZ
6777
PROFESSIONAL
LAND SURVEYOR

10/08/21

SURVEYOR REGISTRATION