

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

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

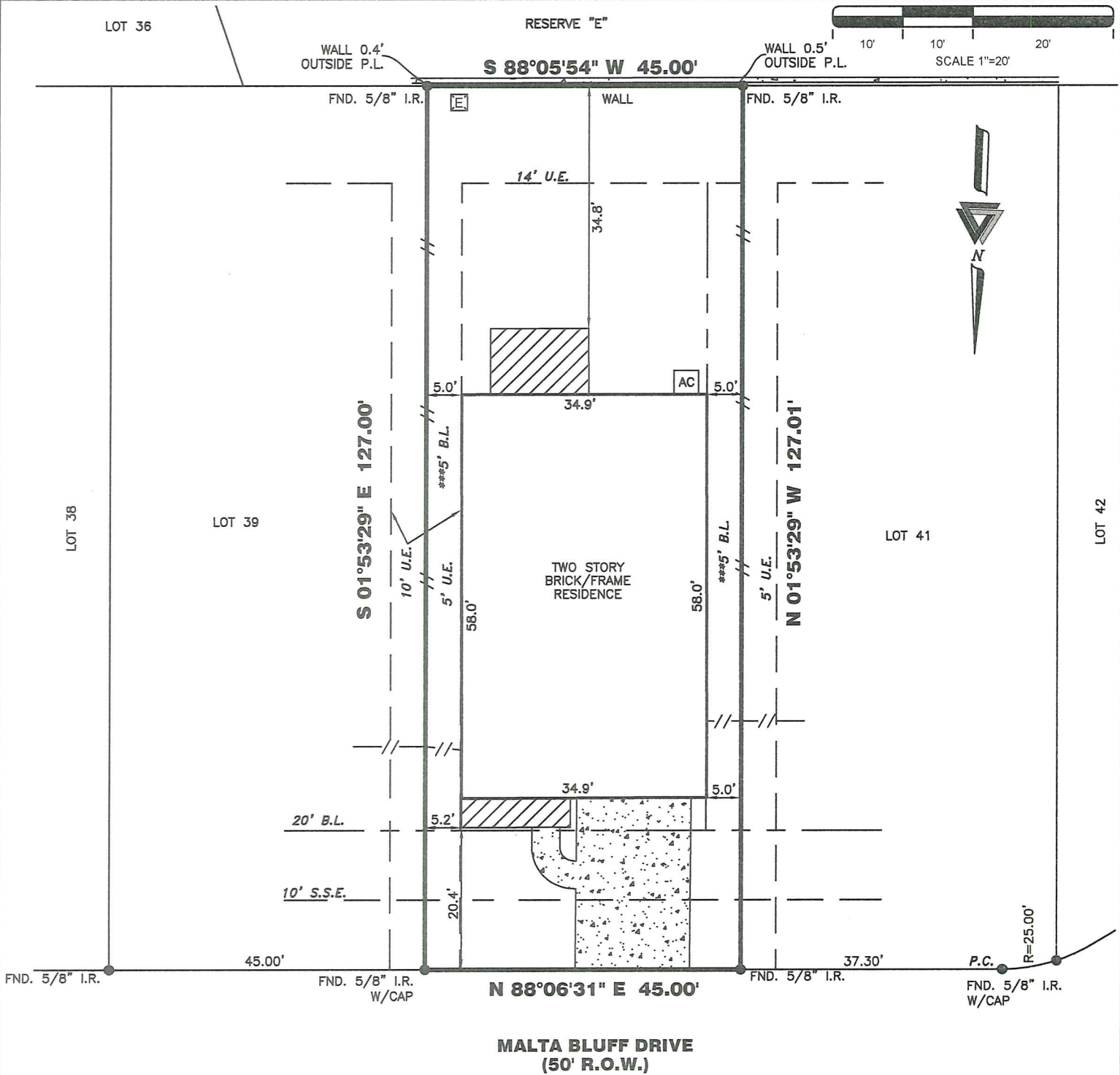
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.
W.S.E. = WATER SEWER EASEMENT

LEGEND

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

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

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



22239 MALTA BLUFF DRIVE

PROPERTY INFORMATION

LOT 40 BLOCK 1

SUBDIVISION:

CYPRESS GREEN SEC 3

RECORDING INFO:

FILM CODE NO. 699183, MAP RECORDS, HARRIS COUNTY, TEXAS

BORROWER:

AUSTIN KEITH AND MORGAN PLASTER

TITLE CO.

BRIGHTLAND TITLE COMPANY, LTD.

G.F.# 2024-7128-02

G.F. DATE: 05-28-24

SURVEYED FOR:

BRIGHTLAND HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G11945-24

CLIENT JOB NO: N/A

DRAWN BY: SR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 03-22-24

FLOOD INFORMATION

F.I.R.M. NO: 48201C

PANEL: 0185L

REVISED DATE: 06-18-07

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 NO. 699183, M.R.H.C.T.X.; H.C.C. FILE NOS. RP-2022-353867, RP-2022-354871, RP-2022-355522, RP-2022-355523, RP-2022-357211, RP-2022-358813, RP-2022-407550, RP-2022-506771, RP-2023-24267, RP-2023-240021

ALL ROD CAPS ARE STAMPED "JONES & CARTER", 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-253896 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.



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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.
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SURVEYOR REGISTRATION

REVISIONS

DATE	REASON	BY
06-24-24	FINAL	EE