

CITY ORDINANCES
RESTRICTIVE COVENANTS
BUILDER GUIDELINES
RECORD INFORMATION

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

LEGEND

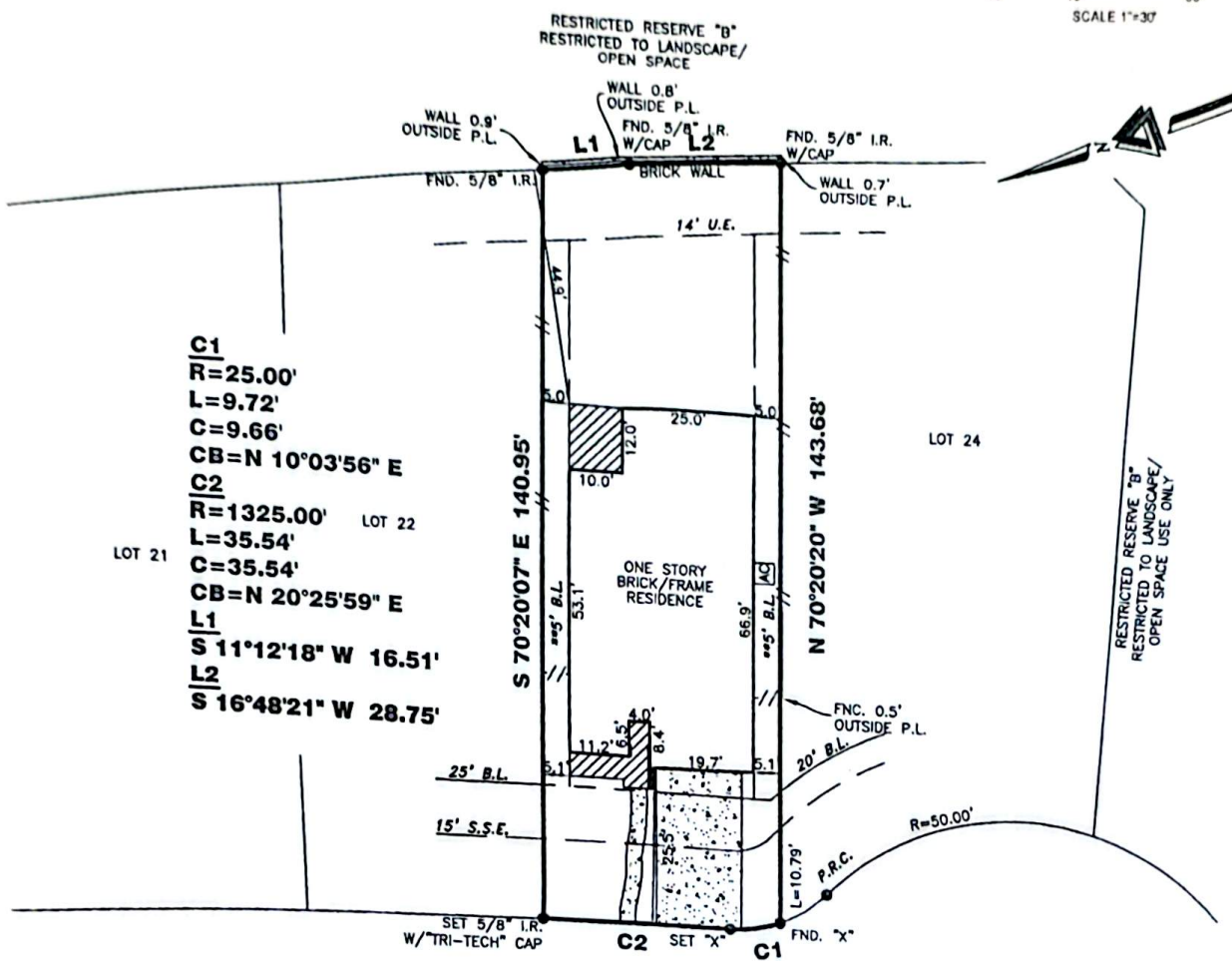
IR = IRON ROD
 IP = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 W.S.E. = WATER SEWER EASEMENT
 A/C PAD
 ELEC. BOX
 UTIL. PED.
 MH MANHOLE
 WATER METER

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

SCALE 1"=30'



**CYPRESS ELM COURT
(50' R.O.W.)**

BY SIGNING BELOW I HEREBY
 CERTIFY THAT I HAVE REVIEWED
 AND RECEIVED A COPY OF THIS
 SURVEY.

DATE: 12/22/21
 DATE:

PROPERTY INFORMATION

LOT 23 BLOCK 1

SUBDIVISION:

SENDERO TRACT SEC 12

RECORDING INFO:

PLAT NO. 20200261, PLAT RECORDS
 FORT BEND COUNTY, TEXAS

BORROWER:

TALHA MERCHANT

TITLE CO.

CAREFREE TITLE AGENCY, INC.

G.F.# HOU-2746-21

G.F. DATE: 11-22-21

SURVEYED FOR:

MERITAGE HOMES CORPORATION

DRAWING INFORMATION

TRI-TECH JOB NO: L18547-21

CLIENT JOB NO: 65145000306

DRAWN BY: MC

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 05-26-21

FLOOD INFORMATION

F.I.R.M. NO: 48157C

REVISED DATE: 04-02-14

PANEL: 0110L

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.

11406 CYPRESS ELM COURT

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20200061 P.F.B.C.T.A. & B.C.C. FILE NOS. 2000026091, 2004078189, 2014132483, 2015070563, 2015070565, 2016080840, 2017031592, 2019121416, 2020183308, 2021150559.

ALL R.O.W. CAPS ARE STAMPED "COSTELLO" 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.M. ORDINANCE 85-1878 PER H.C.C.F. # N-25366 AND C.O.M. ORDINANCE 99-1312 PER H.C.C.F. # M-337973 AND AMENDED BY C.O.M. 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 OR 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.

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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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Robert C. C. Lin
 SURVEYOR REGISTRATION

REVISIONS

DATE	REASON	BY
10-29-21	FINAL	RR
12-15-21	ADD BUYER NAME	RA