

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

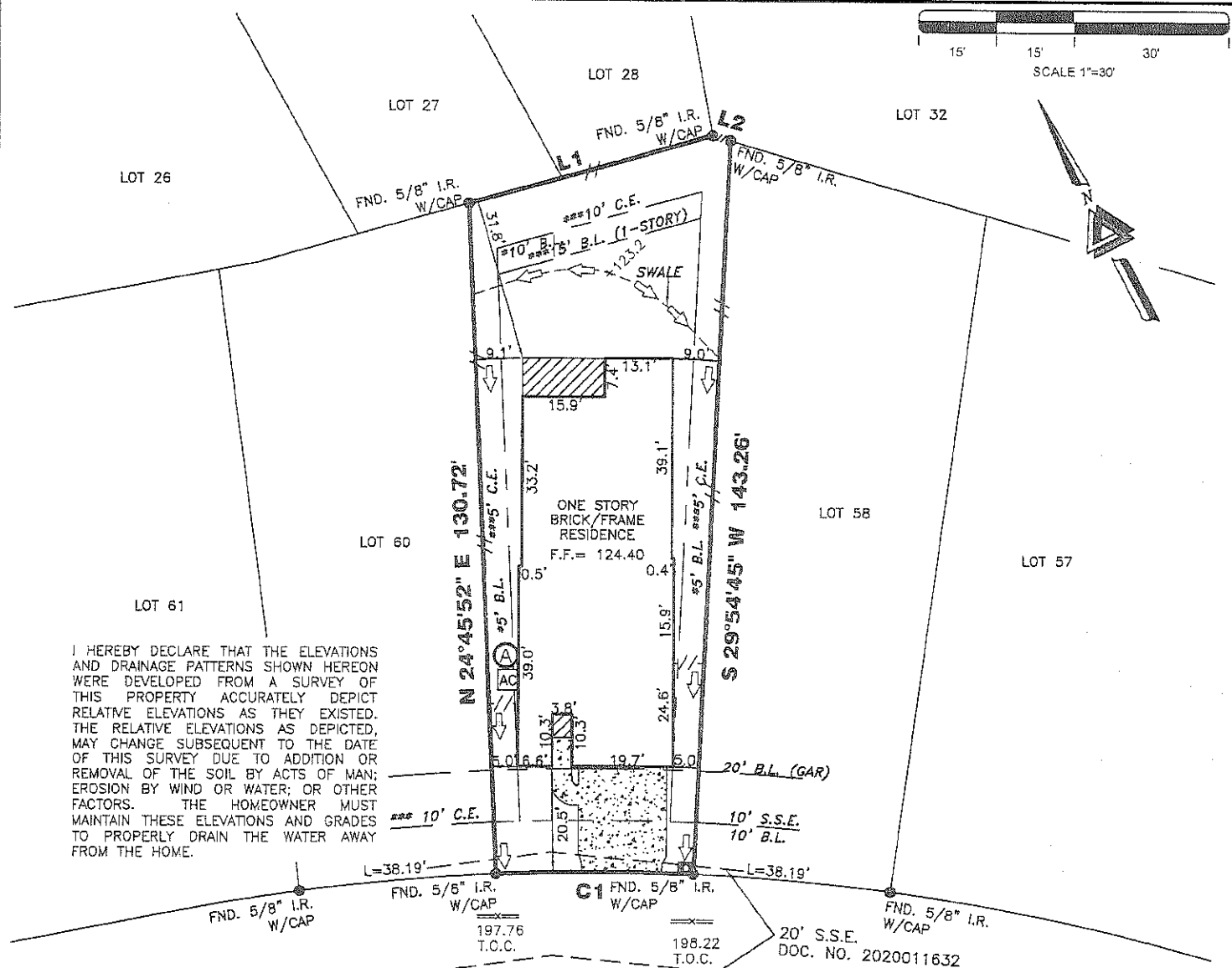
I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT

FND. = FOUND
FNC. = FENCE
C.E. = COVENANT ESMT.
P.A.E. = PERMANENT ACCESS ESMT.
W.S.E. = WATER SEWER EASEMENT

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

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

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



C1
R=425.00'
L=38.19'
C=38.17'
CB=N 62°39'42\" W
L1
S 78°43'24\" E 48.92'
L2
S 46°22'18\" E 03.61'

HIDDEN PEAK DRIVE
(50' R.O.W.)

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

TBM: 1747-76-1 SET
BOX CUT ON INLET IN
FRONT OF LOTS
63/64 BLOCK 1 -
ELEV = 196.93

(A) A/C PAD PROTRUDES INTO 5'
ESMT AS SHOWN ABOVE.

122 HIDDEN PEAK DRIVE

PROPERTY INFORMATION

LOT 59 BLOCK 1
SUBDIVISION:
WOODFOREST SECTION 78
RECORDING INFO:
CAB. Z, SHT. 7639, MAP RECORDS
MONTGOMERY COUNTY, TEXAS
BORROWER:
NIKKI GIBSON AND GORDON GIBSON
TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
G.F.# CTT21750871 G.F. DATE: 04-22-22
SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y35921-21
CLIENT JOB NO: N/A
DRAWN BY: PR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 12-02-21

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0375G
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 CABINET Z, SHEETS 7639, M.R.M.C.T.X.; M.C.C. FILE NOS. 2008-081282, 2008-116357, 2011057821, 2011033368, 2011033382, 2011033384, 2011033389, 2011034483, 2012005406, 2013121091, 2015023260, 2016021819, 2016030677, 2016080143, 2017062616, 2018040123, 2018061595, 2021124889 THRU 2021124905, 2021129976, 2021134107, 2021118741, 2021118688, 2021150489.
ALL ROD CAPS ARE STAMPED "CARLOMAGNO", 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 95-1875 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 98-1212 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 CONCRETE), 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
04-28-22	FINAL	KP
05-03-22	ADD BUYER NAME	MED

TRI-TECH
SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

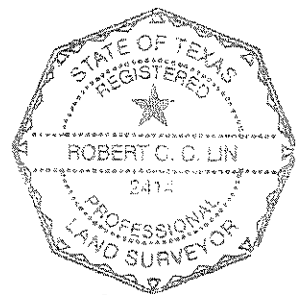
www.tritechtx.com

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.
© 2022 TRI-TECH SURVEYING COMPANY, L.P.



Robert C. O. Lin
SURVEYOR REGISTRATION