



TRI-TECH
SURVEYING COMPANY, L.P.

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ESTATES OF LEGENDS RANCH SEC. 3
CABINET 5, SHEETS 117-122, MONTGOMERY, TX

THE 5/8" IR
BEARS
N 44°55'38" W 77.88'

N 67°35'33" E 119.05'

THE 5/8" IR

N 38°32'14" E 114.28'

THE 5/8" IR
BEARS
N 67°41' E 0.30'

C3

LEGENDS GATE DRIVE (60' R.O.W.)

L1
N 44°55'38" W 77.88'
C1
R=325.00'
L=76.45'
C=76.28'
CB=S 60°51'13" W
C2
R=25.00'
L=35.32'
C=32.46'
CB=N 85°24'23" W
C3
R=1230.00'
L=183.23'
C=183.06'
CB=N 49°11'42" W

07-07-05 BOUNDARY SURVEY
08-08-07 FORM SURVEY
01-09-08 FINAL SURVEY
07-18-08 NEW BUYER

CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
FILED RESTRICTIONS PER M.C.C. FILE NO. 2004-020331

ALL 800 CAPS ARE STAMPED "09 SURVEYORS".
UNLESS OTHERWISE NOTED.

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

RESTRICTIVE COVENANTS AND EASEMENTS
AS DEFINED PER CABINET 5, SHEETS 117-122, M.C.C. FILE
NO. 2001-091051, 2003-137863, 2003-146518, 2004-020331,
2004-053887, 2004-112325.

CITY OF HOUSTON ORDINANCE 85-1878 PER M.C.C. FILE NO. 253886 AND
CITY OF HOUSTON ORDINANCE 89-1312 PER M.C.C. FILE NO. 337573 AND
AMENDED BY CITY OF HOUSTON ORDINANCE 1895-242.

BEARINGS REFERENCED TO PLAT NORTH.

30434 EAST LEGENDS TRAIL DRIVE
(60' R.O.W.)

S 22°26'27" E 300.00'

LOT 2
LANDIMPROVTS

25' AL

14' U.C.

18' W.L.F.

THE 5/8" IR

BEARS

N 77°36' W 0.43'

THE 5/8" IR

LOT 3

LOT 3

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

NOTE: PROPERTY SUBJECT TO RECORDED
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE
LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE
MAPS (F.I.R.M.'s). 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.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND UNDESSSED SEAL.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2008 TRI-TECH SURVEYING CO., LP

LEGEND	MARKER	UTILITY	REVISIONS
CHURCH	MARKER	UTILITY	WOOD FENCE
CONCRETE	FIRE HYDRANT	UTILITY POLE	RAIL FENCE
ROAD	ELECT. BOX	UTA PEG/STAKE	WIRE FENCE
	WATER METER	AC PAD	CHAIN LINK FENCE

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 OR PLAT AND TITLE INFORMATION PROVIDED BY CAPITAL TITLE OF
TEXAS, L.L.C. G.F. No. 1-07-047746-GH, DATED 12-03-07.

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 guidance and supervision on the tract or
parcel of land, according to the map or plat thereof, indicated below.

BOUNDARY SURVEY OF

30434 EAST LEGENDS TRAIL DRIVE

LOT 1 BLOCK 4 OF ESTATES OF LEGENDS RANCH SEC. 1

RECORDED IN CABINET 5 SHEETS 117-122 MAP RECORDS MONTGOMERY COUNTY, TX

BONHOMER CHRISTOPHER NORTHERN AND APRIL NORTHERN

TITLE COMPANY CAPITAL TITLE OF TEXAS, L.L.C. G.F. 1-07-047746-GH

SURVEYED FOR FIRST TEXAS HOMES, INC.

F.I.R.M. MAP NO. 483399 PANEL 0545F ZONE 2X REVISED 12-19-08

DATE SEE REVISIONS SCALE 1" = 40' JOB NO. F1295-04

12-19-08
SURVEYOR REGISTRATION