

*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
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.)

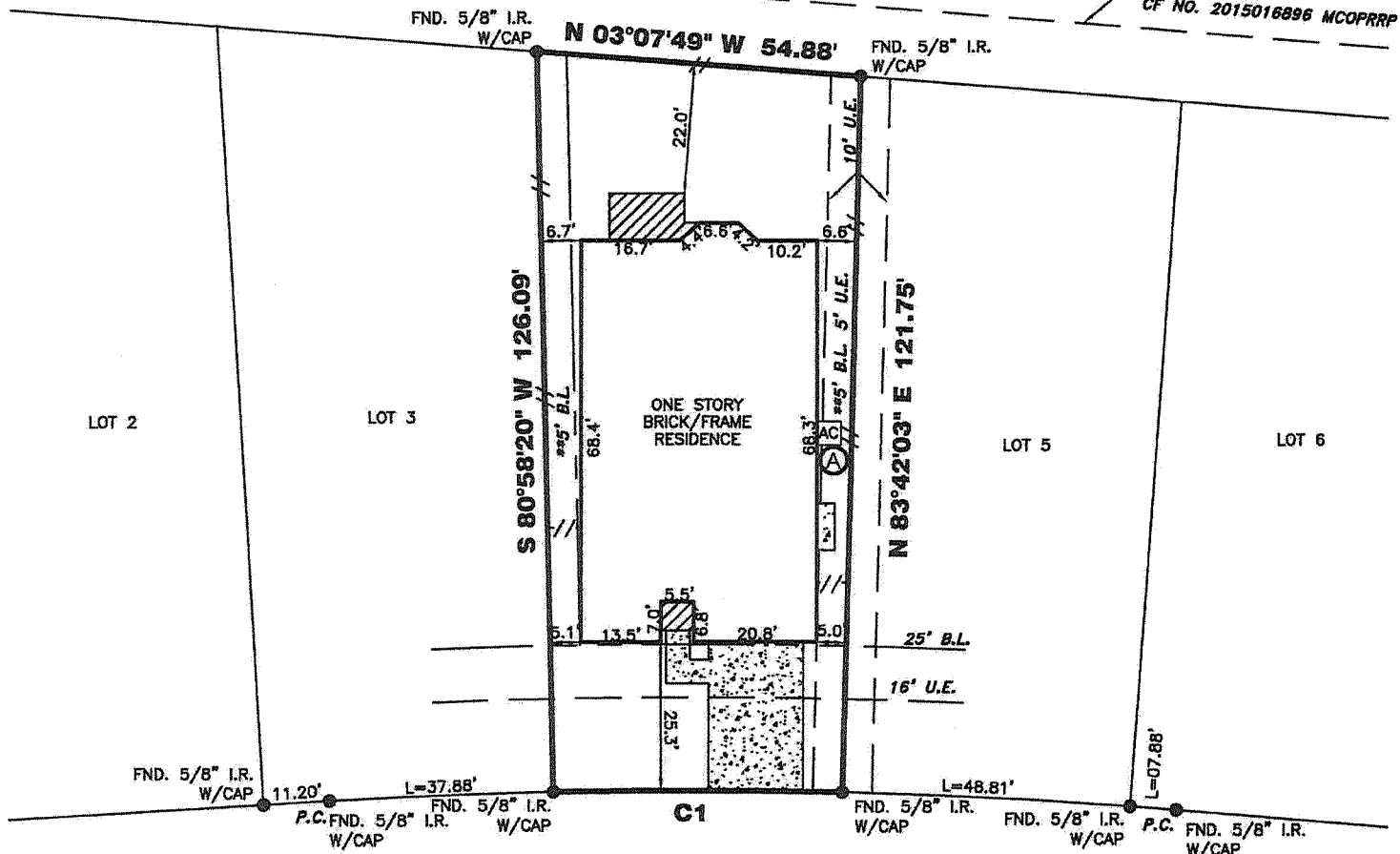
CONCRETE
COVERED
SOD
BRICK
A/C PAD
ELEC. BOX
UTIL. PED.
MANHOLE
WATER METER

CALLED 18.728 ACRES
LUND VENTURES, LLC
CF NO. 2013017197
MCOPRRP

15' 15' 30'
SCALE 1"=30'

THIS 0.75 ACRE/32,777
SQUARE FEET
IS HEREBY DEDICATED
TO THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES

CALLED 0.9529 AC
(18 FEET WIDE)
ENTERGY ESMT
CF NO. 2015016896 MCOPRRP



SOUTH GOSHAWK TRAIL
(50' PVT.ST. & P.U.E.)

A/C & CONC PAD
PROTRUDES INTO 5' U.E. AS
SHOWN ABOVE.

C1
R=1025.00'
L=48.81'
C=48.81'
CB=S 07°39'49" E

X *Paul*
6-27-22

10289 SOUTH GOSHAWK TRAIL

PROPERTY INFORMATION

LOT 4 BLOCK 2

SUBDIVISION:

HARPER'S PRESERVE SECTION 22-A

RECORDING INFO:

CABINET Z, SHEETS 6822-23, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

BORROWER:

ANA PAULA CARRAL

TITLE CO.

M/I TITLE LLC

G.F.# GF-3008836

G.F. DATE: 11-09-21

SURVEYED FOR:

M/I HOMES OF HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: IM2608-21

CLIENT JOB NO: N/A

DRAWN BY: SA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 12-14-21

FLOOD INFORMATION

F.I.R.M. NO: 48339C

REVISED DATE: 08-18-14

PANEL: 0535G

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 6822-23,
M.R.M.C.T.X., M.C.C. FILE NOS. 2002-96105, 2003-146583, 2004-002722, 2009-058853,
2010-07029, 2011-004058, 2011-007006, 2011-011454, 2011-019619, 2011-036183, 2011-058753,
2011-058751, 2012-040225, 2012-026426, 2012-026427, 2012-026428, 2012-026429, 2012-026430,
2012-026431, 2013-019105, 2013-034019, 2020-014115, 2020-014289, 2020-014300, 2020-014301,
2020-014302, 2020-014303, 2020-014304, 2020-014305, 2020-014306, 2020-014307, 2020-014308, 2020-014309,
2021-07261, 2021-08808, 2021-113294, 2022-021031.

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 86-1878 PER H.C.C.F. # N-253886 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
CONROB), 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
04-06-22	FINAL	KP



TRI-TECH
SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
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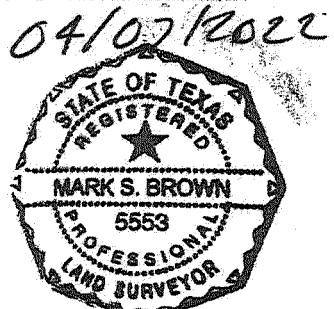
www.tritechtx.com

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

SURVEY AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Jocacu 2013 Corporation, a Texas corporation., who, having been duly sworn, deposes and states as follows:

I/We am/are the owner(s)/purchaser(s) of the property described as:

Lot 04, Block 02, Section 22A, Harper's Preserve

We have reviewed a copy of the attached survey of the above described property, prepared by Tri-Tech Surveying Company, LP, surveyor registration No. , dated , and agree that the following encroachments and or violations affect the captioned property hereinafter described:

concrete driveway protrudes 16' U.E.
A/C Pad protrudes 5' U.E.

Notwithstanding the above, we desire to complete the closing of this mortgage loan and disburse the loan proceeds, and we agree to hold M/I Title, LLC, First American Title Guaranty Company and Sellers harmless due to any reason of the above mentioned encroachments and/or violations, and accept the premises with full knowledge of the encroachments and/or conditions specified above.

The undersigned Affiants further state that they are aware of the nature of an oath and the penalties provided by law for falsely swearing to statements made in an instrument of this nature.



Jose Carral Cuevas, member of Jocacu 2013 Corporation, a Texas corporation.

State of Texas
County of Harris

Sworn to and subscribed before me this 27th day of June, 2022, by Jocacu 2013 Corporation, a Texas corporation. who is/are personally known to me or has/have produced Driver's License(s) as identification.



Notary Public

My commission expires:

(Notary Seal)

