

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

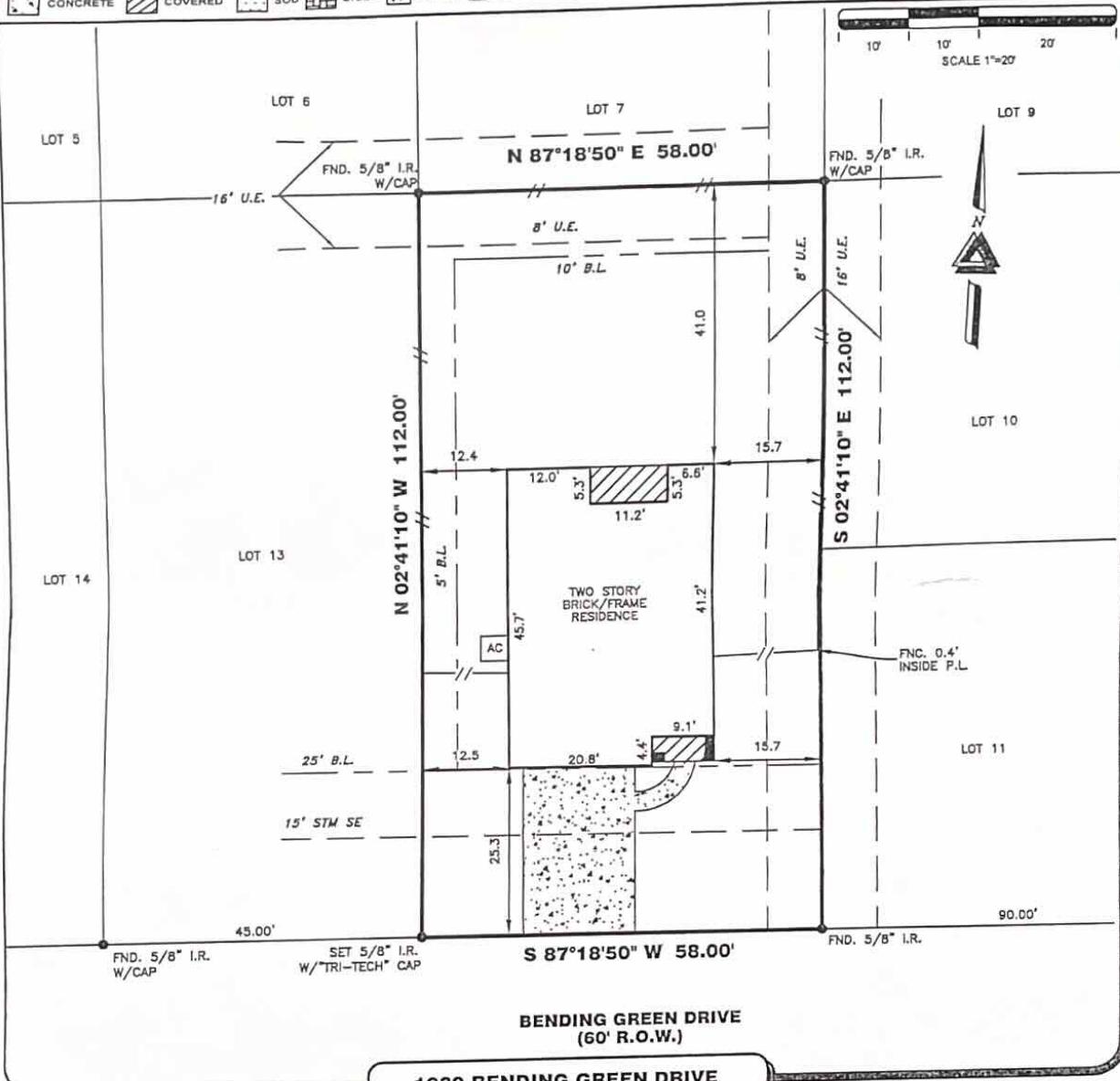
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND = FOUND
 FNC = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE 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 AC PAD ELEC. BOX UTIL. PED. (MH) MANHOLE WATER METER



PROPERTY INFORMATION

LOT 12 BLOCK 3

SUBDIVISION:
STERLING LAKES AT IOWA COLONY 13

RECORDING INFO:
FILE NO. 2019001428, OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS

BORROWER:
BRITTANY MARIE PRICE

TITLE CO.
EMPIRE TITLE COMPANY, LTD.
G.F.# 2019-2452-02 G.F. DATE: 04-19-20

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G9136-19
 CLIENT JOB NO: N/A
 DRAWN BY: SA
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 09-06-19

FLOOD INFORMATION

F.I.R.M. NO: 48039C PANEL: 0105H
 REVISED DATE: 06-05-89 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 FILE NO. 201901428, M.U.B. C.T.C. 9 C.C. FILE NOS. 2017049777, 2017090032, 2017020521, 2017060284, 2017020517, 2018025449, 2018020605, 2018022841, 2018027916, 2018020891, 2018030888, 2018030828, 2018030829, 2018030891, 2018020443, 2018047886.

ALL ROD CAPS ARE STAMPED "PAT DAWSON", UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-232088 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-327273 AND AMENDED BY C.O.H. ORDINANCE 199-205.

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 IOWA COLONY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY ENCLAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

DATE	REASON	BY
05-14-20	FINAL SURVEY	BT

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.
© 2020 TRI-TECH SURVEYING COMPANY, L.P.



05/15/2020
SURVEYOR REGISTRATION