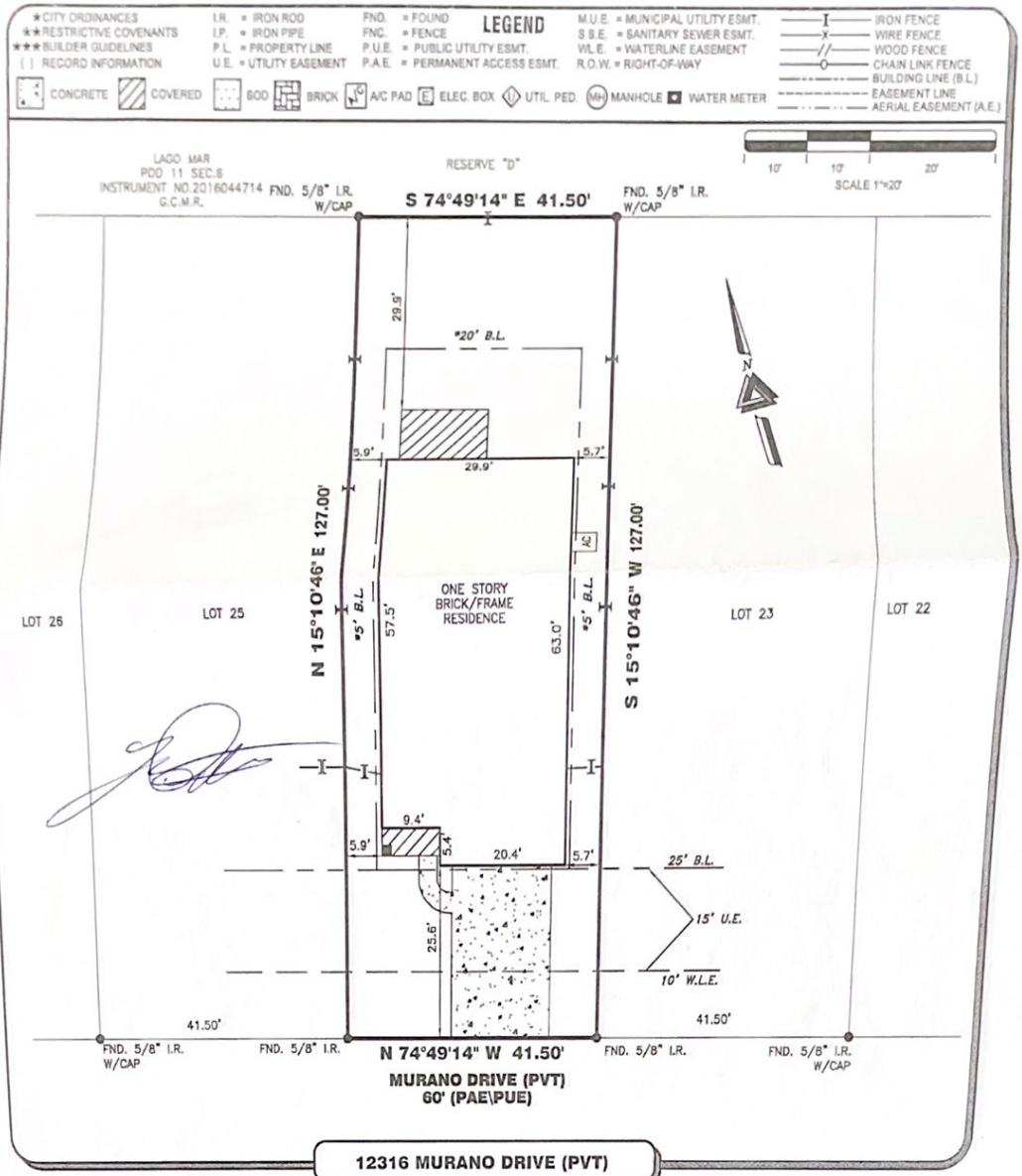

12316 MURANO DRIVE (PVT)

PROPERTY INFORMATION

LOT 24 BLOCK 2

SUBDIVISION:
LAGO MAR POD 11, SECTION 7A

RECORDING INFO:
CLERK'S FILE NO. 2017069564, MAP RECORDS GALVESTON COUNTY, TEXAS

BORROWER:
JACOB NORMAN POTTER AND KAYLA MICHELLE DAWLEY-POTTER

TITLE CO.
EMPIRE TITLE COMPANY, LTD

G.F.# 2018-1264-02 G.F. DATE: 07-25-19

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G8665-18
CLIENT JOB NO:
DRAWN BY: VN
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 485514 PANEL: 0025C
REVISED DATE: 05-02-83 ZONE: "C"

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.

ALL ROD CAPS ARE STAMPED "JONES/CARTER", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CLERK'S FILE NO. 2017069564, M.R.G.C.TX., G.C.C. FILE NOS. 2007031573, 2007034054, 2011037959, 2011045886, 2012043234, 2016041658, 2016072218, 2017015995, 2017044016, 2017065914, 2017069564, 2018006132, 2018008331, 2018012366, 2018021607, 2018021774, 2018026568.

C.O.H. ORDINANCE 85-1676 PER H.C.C.F. # N 263886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-252.

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 TEXAS CITY), 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.

TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO.96-45 BY THE CITY OF TEXAS CITY AS MORE FULLY DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007072762, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

REVISIONS

DATE	REASON	BY
03-26-19	FORM	MM
06-18-19	FINAL	VN
08-06-19	CHANGE BUYER	SM
-		

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.
© 2019 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
ROBERT C. C. LIN
2414
PROFESSIONAL
LAND SURVEYOR

8/13/19

SURVEYOR REGISTRATION