*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.

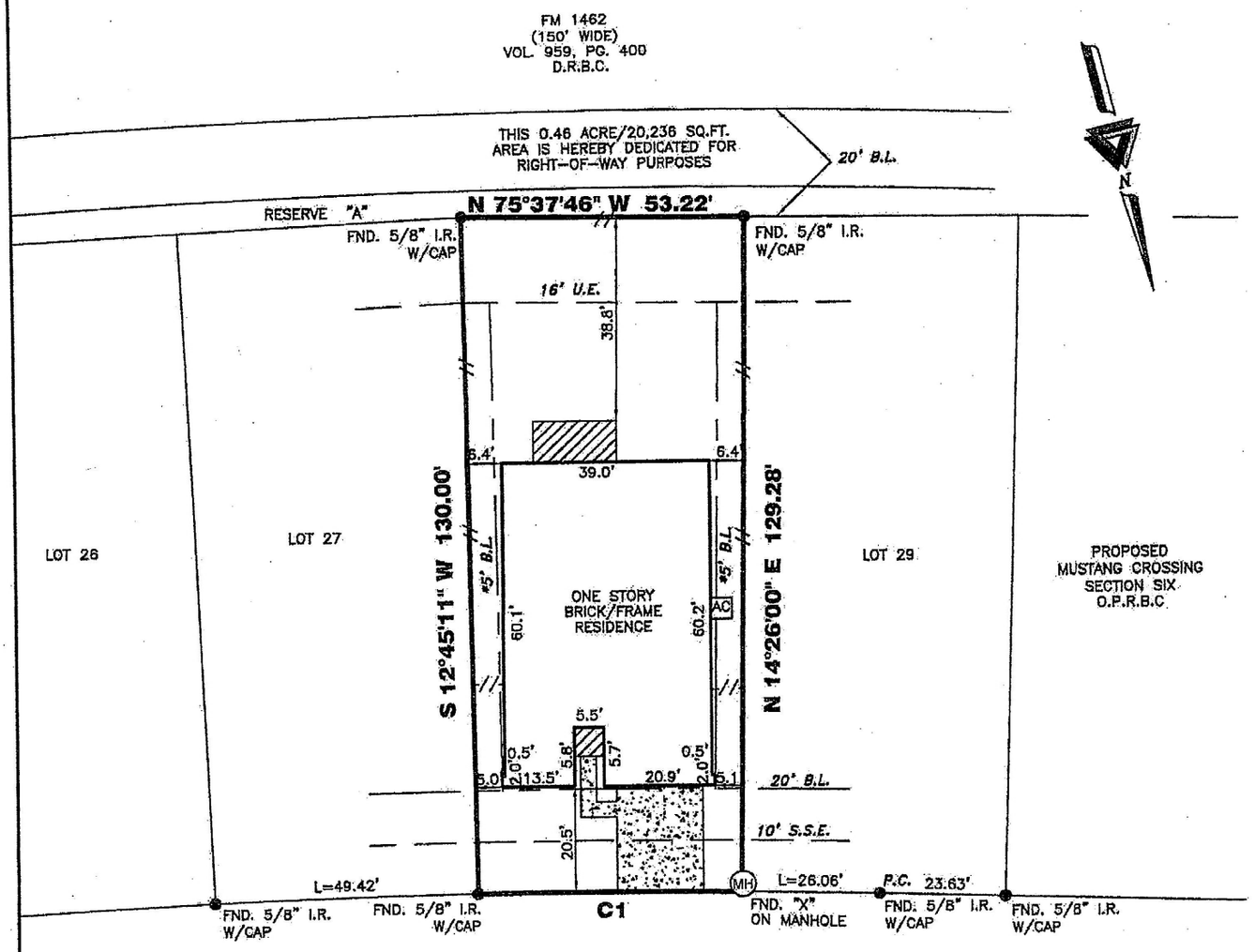
LEGEND

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 A/C PAD E ELEC. BOX UTIL. PED. MH MANHOLE WATER METER

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



C1
R=1685.08'
L=49.42'
C=49.41'
CB=S 76°24'24" E

STEED BLUFF DRIVE
(50' R.O.W.)

1251 STEED BLUFF DRIVE

PROPERTY INFORMATION

LOT 28 BLOCK 1

SUBDIVISION:
MUSTANG CROSSING 5

RECORDING INFO:
FILE NO. 2019039269, MAP RECORDS, BRAZORIA COUNTY, TEXAS

BORROWER:
SHANE ERIC RICHARDS AND CHRISTINE ALICIA RICHARDS

TITLE CO.
M/I TITLE LLC

G.F.# GF-3001793 **G.F. DATE:** 11-21-19

SURVEYED FOR:
M/I HOMES OF HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: IM1801-19
CLIENT JOB NO: N/A
DRAWN BY: VN
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 07-01-19

FLOOD INFORMATION

F.I.R.M. NO: 48039C **PANEL:** 0145H
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. 2019039269, M.R.B.C.TX., B.C.C. FILE NOS. 2019013190, 2019026963, 2019031811, 2019038910, 2019044149, 2019046247, 2019046248, 2019046250, 2019046251, 2019046252.

ALL ROD CAPS ARE STAMPED "COSTELLO" UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1678 PER H.C.C.F.# N-253886 AND C.O.H. ORDINANCE 69-1312 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 ALVIN), 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.

Shane Richards
Christa Richards

REVISIONS

DATE	REASON	BY
12-17-19	FINAL SURVEY	BT

TRI-TECH SURVEYING COMPANY, L
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TBPLS #101155

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 th 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
MARK S. BROWN
5553
PROFESSIONAL
LAND SURVEYOR

12/18/2019
SURVEYOR REGISTRATION