

CITY ORDINANCES
RESTRUCTIVE COVENANTS
BUILDER GUIDELINES
RECORD INFORMATION

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

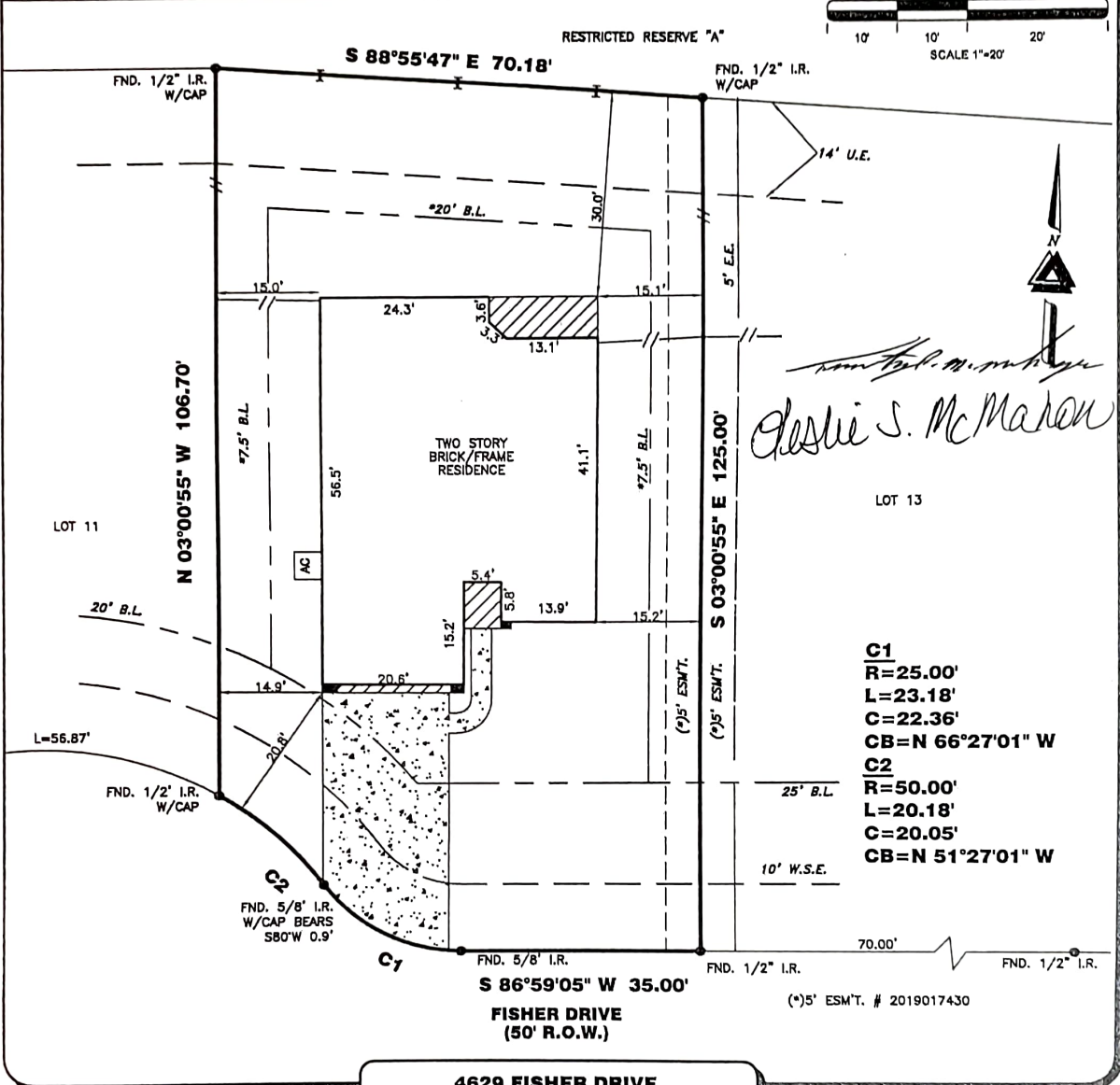
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W. = RIGHT-OF-WAY

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

IRON FENCE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BUILDING LINE (B.L.)
EASEMENT LINE
AERIAL EASEMENT (A.E.)



PROPERTY INFORMATION

LOT 12 BLOCK 4

SUBDIVISION:
FINAL PLAT OF CREEK BEND SEC. 1

RECORDING INFO:
FILE NO. 2019000344, OFFICIAL RECORDS,
BRAZORIA COUNTY, TEXAS

BORROWER:
TIMOTHY P. MCMAHON, JR. AND LESLIE S. MCMAHON

TITLE CO.
EMPIRE TITLE COMPANY, LTD.

G.F.# 2020-2708-02 G.F. DATE: 04-05-20

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G9068-19

CUSTOMER JOB NO: _____

DRAWN BY: MC

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48093C PANEL: 0045J

REVISED DATE: 09-22-99 ZONE: "AE"

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. 2019000344, O.R.B.C.174, S.C.C. FILE NO. 2019018741, 2019020363, 201904108644.

ALL ROD CAPS ARE STAMPED "LJA ENG", UNLESS OTHERWISE NOTED.

O.G.H. ORDINANCE 88-1878 PER H.C.C.F. # H-23386 AND O.G.H. ORDINANCE 88-1312 PER H.C.C.F. # H-33173 AND AMENDED BY O.G.H. ORDINANCE 1989-262.

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 (SEE RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PEARLAND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

REVISIONS

DATE	REASON	BY
02-03-20	FORM	MC
05-15-20	FINAL	SK

TRI-TECH SURVEYING COMPANY, L.P.

10401 WBSTOFFICE 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.

MARK S. BROWN
5553
PROFESSIONAL LAND SURVEYOR

05/18/2020

SURVEYOR REGISTRATION