

TRI-TECH SURVEYING CO, INC.

3210 SPRUCK STREET

BELLAIRE, TEXAS 77401

PHONE: (713) 667-0800



BRIGHT DAY LANE (90' R.O.W.)

MARBLE COVE DRIVE (60' R.O.W.)

FND 1/2" I.R.
BEARS S 08°29'34" E
0.24'

RESTRICTED RESERVE 3" LANDSCAPE/OPEN SPACE
N 88°48'37" E (CALC'D.)
N 88°56'09" E (CALLED)
49.62'

FND 1/2" I.R.

16' U.E.

BRICK COLUMN

LOT 41

N 00°21'33" W (127.26' CALLED)
N 00°21'33" W (127.36' CALC'D.)

LOT 39

20.0'

20.0' FRAME GARAGE

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R=825.00
L=10.15'
C=10.15'
CB=S 89°17'18" W

S 88°56'09" W
41.04'

2862 MORNINGMIST LANE
(60' R.O.W.)

Handwritten signature and initials 'CEC'

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

*CITY OF LEAGUE CITY

**DEED RESTRICTIONS PER G.A.C. FILE NO. 2002053277

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORD 18, MAP NO. 1164-1165, M.R.G.C.TX., G.A.C. FILE NOS. 2002053277, 2002059921

BEARINGS REFERENCED TO: PLAT NORTH

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

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 ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL. THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2003, TRI-TECH SURVEYING COMPANY

LEGEND

- CONCRETE
- COVERED
- ASPHALT
- REVISION
- CONTROLLING MONUMENT (DATE)
- CHAIN LINK FENCE
- < > CALL
- IRON FENCE
- // WOOD FENCE

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 G.F. No. 245-03-1249, DATED 01-22-04.

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 direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: TARREDDO

BOUNDARY SURVEY OF

ADDRESS: 2862 MORNINGMIST LANE LEAGUE CITY, TEXAS, 77573

LOT 40, BLOCK 5 OF BAY COLONY PARKSIDE SECTION ONE

RECORDED IN PLAT RECORD: 18, MAP NO. 1164, MAP RECORDS, GALVESTON COUNTY, TX

BORROWER: BYRON STATEN AND CARLOS CASTRO

TITLE COMPANY: TEXAS AMERICAN TITLE CO. G.F.# 245-03-1249

SURVEYED FOR: KFARRELL, LTD.

F.I.R.M. MAP NO. 485488 PANEL# 0030E ZONE "X" REVISED 9-22-99

DATE: 10-08-03 SCALE: 1" = 30' JOB NO. KFB3B-03