

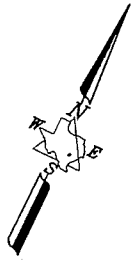


# TRI-TECH SURVEYING CO, INC.

5210 SPRUCE STREET

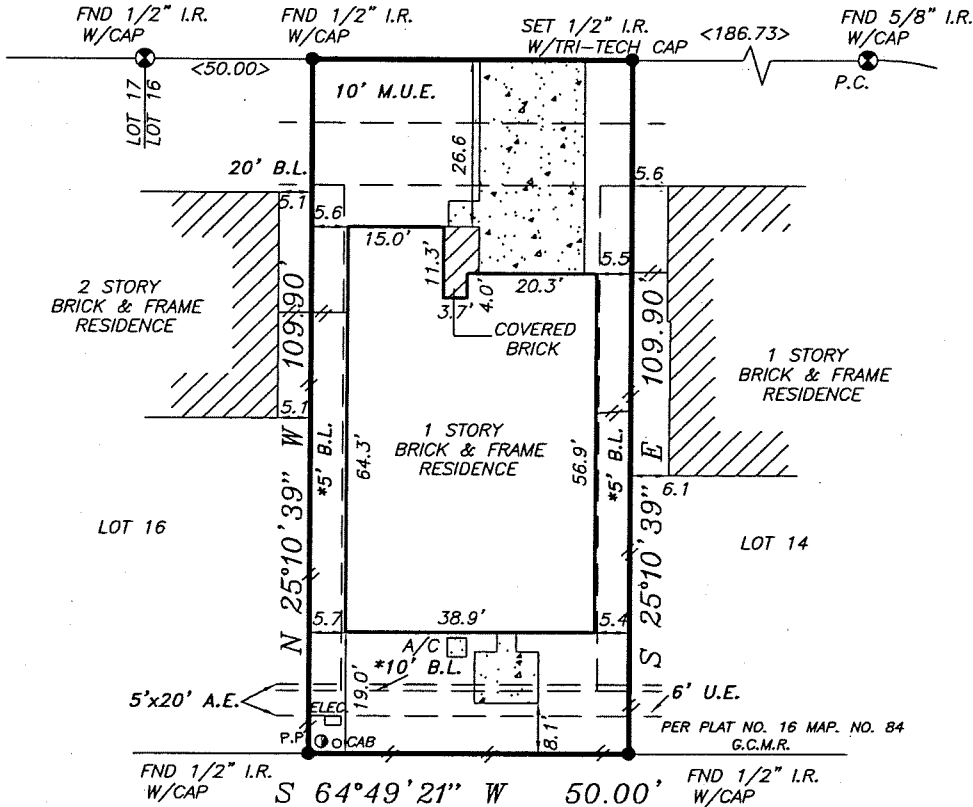
BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800



2886 SUN RIVER LANE (60' R.O.W.)

N 64°49'21" E 50.00'



BAY COLONY COMMERCIAL RESERVES  
SECTION ONE  
PLAT NO. 16 MAP NO. 84  
G.C.M.R.

◆ REVISION 6-20-03 TO CHANGE BUYER NAME

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

\*CITY OF LEAGUE CITY ORDINANCES

\*\*DEED RESTRICTIONS PER G.A.C. FILE NOS. 8548877, 9919022, 9919023, 2000013534, 2000013535, 2002030522, 2001019479

\*\*\*ARCHITECTURAL CONTROL GUIDELINES PER G.A.C. FILE NO. 2001050585

A DRAINAGE EASEMENT 15' WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORD 18, MAP NO. 1275 & 1276, M.R.G.C.TX., G.A.C. NOS. 8548877, 9919022, 9919023, 2000013534, 2001050585, 2002030522, 2000013535, 2001019479, 2000053028, FILM CODE NOS. 016-97-1070, 014-69-1853, 016-09-0951, 004-26-1397, 015-53-0823, 014-40-2465, 014-40-2467, 013-50-1824, 004-26-1397, 013-50-1852, O.P.R.R.P.G.C.TX.

BEARINGS SHOWN HEREON REFERENCED TO:  
N 64°49'21" E ALONG SUN RIVER LANE

SUBJECT PROPERTY IS LOCATED IN G.C.M.U.D. NO. 14

ALL ROD CAPS ARE "DANNENBAUM ENG." UNLESS OTHERWISE NOTED

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

< > CALL

IRON FENCE

WOOD FENCE

◆ REVISION

CONTROLLING MONUMENT 4-5-03

CHAIN LINK 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 MAP OR PLAT AND TITLE INFORMATION PROVIDED BY STEWART TITLE CO., G.F. No. 03200181, DATED 6-1-03.

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: S. NGUYEN

## BOUNDARY SURVEY OF

ADDRESS: 2886 SUN RIVER LANE LEAGUE CITY, TEXAS, 77573

LOT 15, BLOCK 1 OF FINAL PLAT OF BAY COLONY POINTE SECTION 5

RECORDED IN PLAT RECORD: 18 MAP NO.: 1275 & 1276, MAP RECORDS, GALVESTON COUNTY, TX

BORROWER: BERTHA R. BYARS

TITLE COMPANY: STEWART TITLE CO. G.F.# 03200181

SURVEYED FOR: ROYCE HOMES, L.P.

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

DATE: 6-3-03 SCALE: 1" = 30' JOB NO. R12796-03

SURVEYOR REGISTRATION