★CITY ORDINANCES
★★RESTRICTIVE COVENANTS
★★★BUILDER GUIDELINES
( ) RECORD INFORMATION

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

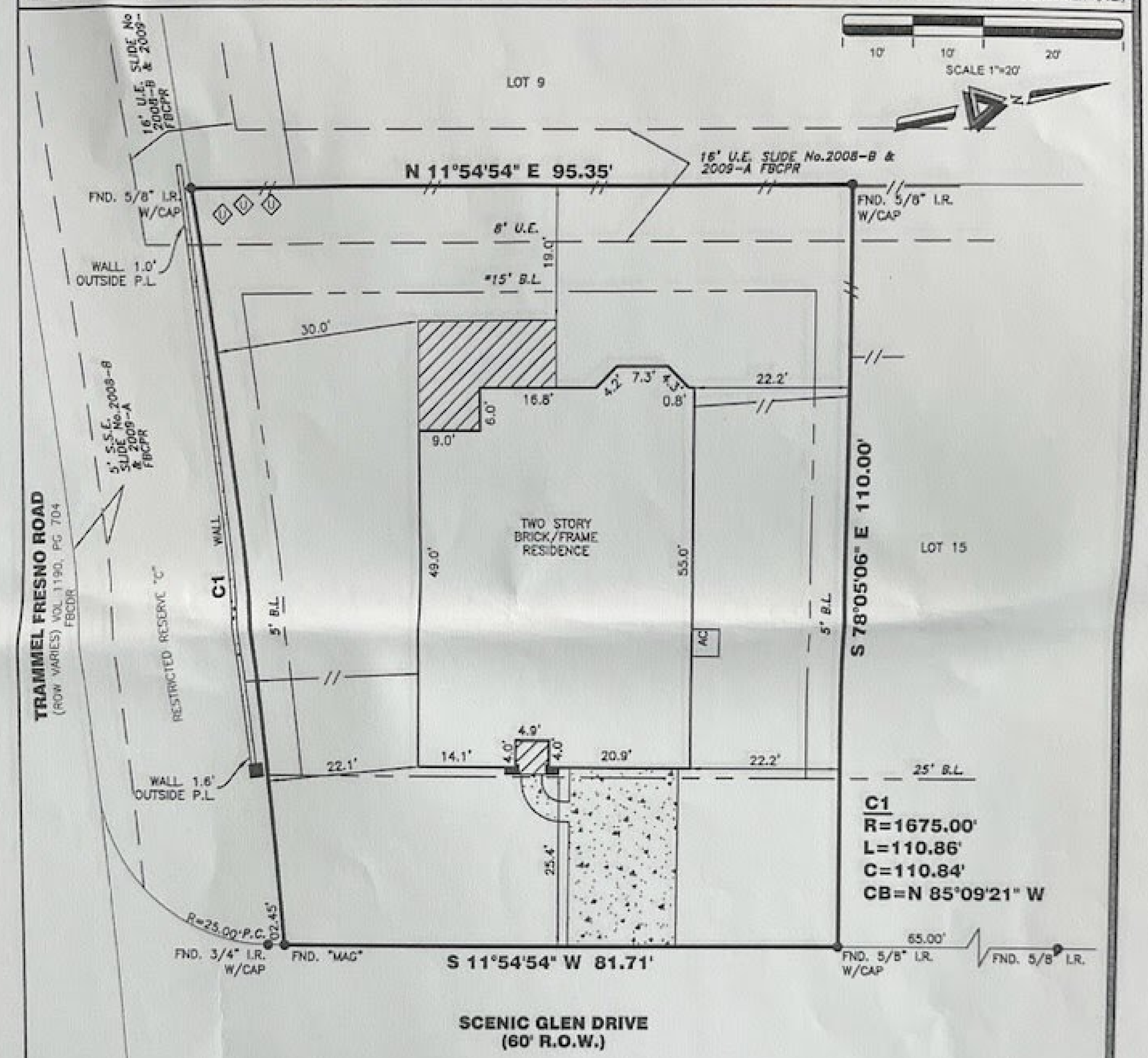
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

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 | ELEC. BOX | UTIL. PED. | MANHOLE | WATER METER



19914 SCENIC GLEN DRIVE

PROPERTY INFORMATION

LOT 16 BLOCK 3

SUBDIVISION:
VENETIAN VILLAGE PARTIAL REPLAT NO. 1

RECORDING INFO:
PLAT NO. 20180310, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
KAM LAM VIVIAN LI

TITLE CO.
EMPIRE TITLE COMPANY, LTD.

G.F.# 2020-2842X-02 G.F. DATE: 08-12-20

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: G9572-20
CLIENT JOB NO:
DRAWN BY: SA
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0295L
REVISED DATE: 04-02-14 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 SLIDE NOS. 2008-B & 2009-A, DOC. NO. 2018[illegible], M.R.F.B.C.TX., F.B.C.C. FILE NOS. 8[illegible], 2006[illegible], 2006[illegible], 2017[illegible], 2018[illegible].

C.O.H. ORDINANCE 85-1[illegible] PER H.C.C.F. # N-2[illegible] AND C.O.H. ORDINANCE 88-1[illegible] PER H.C.C.F # M-[illegible] AND AMENDED BY C.O.H. ORDINANCE 1999-[illegible].

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 MISSOURI 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.

Kam Lam Vivian Li 9-03-2020

REVISIONS

NO.	DATE	REASON	BY
1	03-11-20	FORM	SA
2	08-23-20	FINAL	SK
3	08-28-20	CHG BUYER NAME	MDDB

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.
© 2020 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
RICHARD A. RODRIGUEZ
6777
PROFESSIONAL
LAND SURVEYOR

8/25/20
SURVEYOR REGISTRATION