

\*CITY ORDINANCES  
 \*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES  
 ( ) RECORD INFORMATION

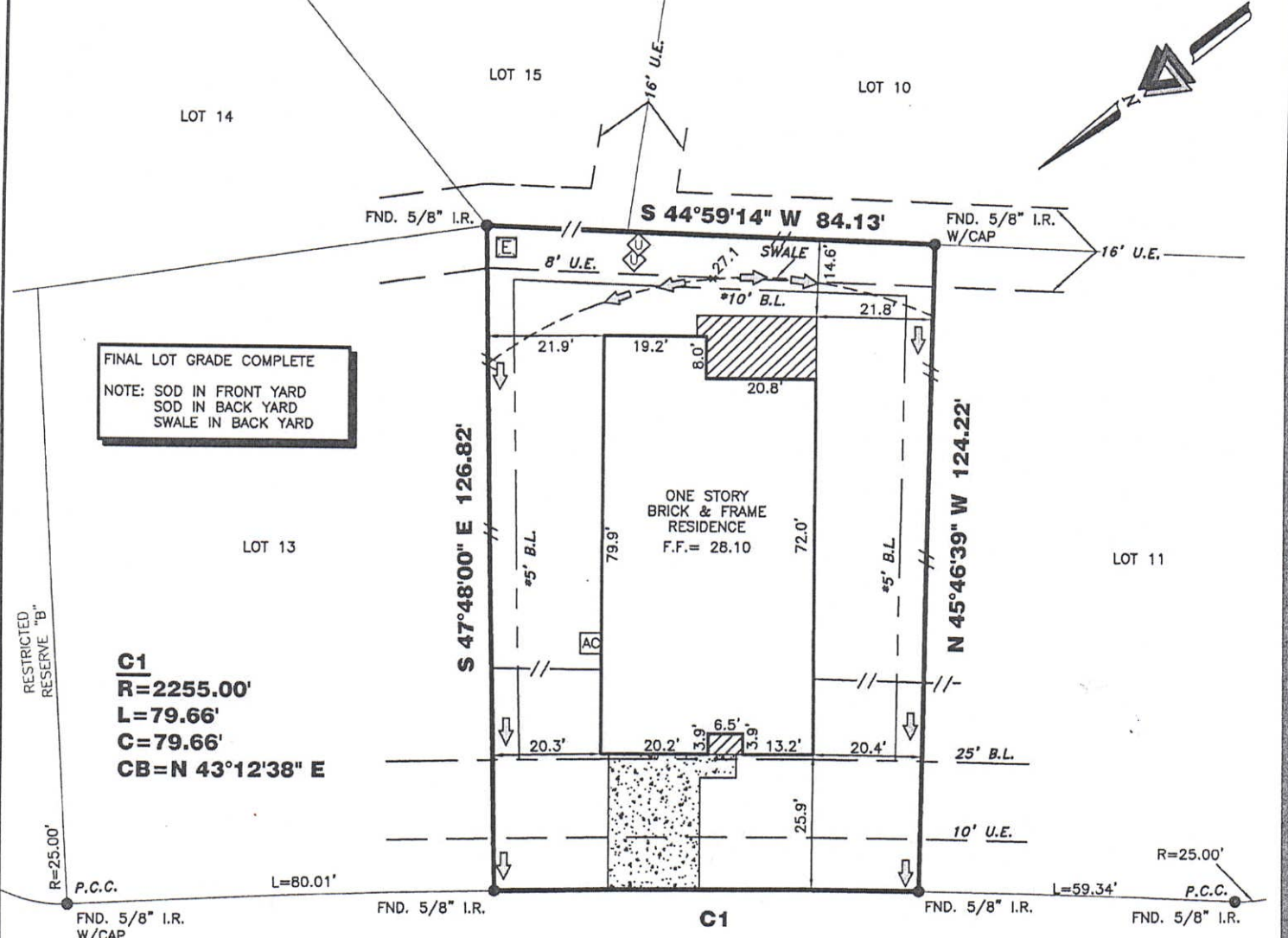
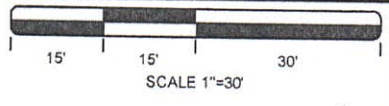
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

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

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.)



FINAL LOT GRADE COMPLETE  
 NOTE: SOD IN FRONT YARD  
 SOD IN BACK YARD  
 SWALE IN BACK YARD

**C1**  
**R=2255.00'**  
**L=79.66'**  
**C=79.66'**  
**CB=N 43°12'38" E**

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

24.90 T.O.C.      **EAGLE COVE LANE**      24.60 T.O.C.  
**(60' R.O.W.)**  
 24.72 (STR. CROWN)

BM: LEAGUE CITY RM LC-2005-112, ELEV=12.33', NAVD88, 2002 ADJ.  
 TBM 1727-10-1: ELEV=24.64.

**4704 EAGLE COVE LANE**

**PROPERTY INFORMATION**

LOT 12 BLOCK 1

SUBDIVISION:  
MAGNOLIA CREEK MODEL HOMES

RECORDING INFO:  
PLAT RECORD 2005A, MAP NO. 82, MAP RECORDS GALVESTON COUNTY, TEXAS

BORROWER:  
RAWAN ALNAJJAR

TITLE CO.  
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.  
G.F.# CTT17687336 G.F. DATE: 10/31/17

SURVEYED FOR:  
PERRY HOMES, LLC.

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORD 2005A, MAP NO. 82, M.R.G.C.T.X., G.A.C. FILE 9965221 (014-19-1992), 9965227 (014-19-2122), 2001000280 (015-21-0257), 2001005740 (015-29-2131), 2003074237 (019-39-1499), 2006014166, 2007025099, 2002016081, 2004013015, 2006038853, 2006038854, 2000039655, 2007025098, 2008009726.

ALL ROD CAPS ARE STAMPED "GEO-SURVEY" UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253866 AND C.O.H. ORDINANCE 89-1312 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 LEAGUE 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.

**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.  
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**DRAWING INFORMATION**

TRI-TECH JOB NO: Y29283-17

CLIENT JOB NO: N/A

DRAWN BY: SA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 11-13-17

**FLOOD INFORMATION**

F.I.R.M. NO: 48167C PANEL: 0207G

REVISED DATE: 08-15-19 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.

**REVISIONS**

NO.	DATE	REASON	BY
1	08-26-19	FINAL SURVEY	SM
2	10-22-19	UPDATE SURVEY	JN
3	11-22-19	ADD BUYER NAME	MDOB

*Rawan Alnajar*, 11/26/19  
SURVEYOR REGISTRATION