

***CITY ORDINANCES**
****RESTRICTIVE COVENANTS**
*****BUILDER GUIDELINES**

WIRE FENCE — X —
CHAIN LINK FENCE — O —
IRON FENCE — I —
WOOD FENCE — // —
OVERHEAD UTILITIES — U —

BL = BUILDING LINE
PL = PROPERTY LINE
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
MH = MANHOLE
FNC = FENCE
BUILDING LINE
ESMT LINE
AERIAL ESMT

I.R. = IRON ROD
I.P. = IRON PIPE
PUE = PRIVATE UTILITY ESMT.
PAE = PERMANENT ACCESS ESMT.
MUE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY
FND = FOUND

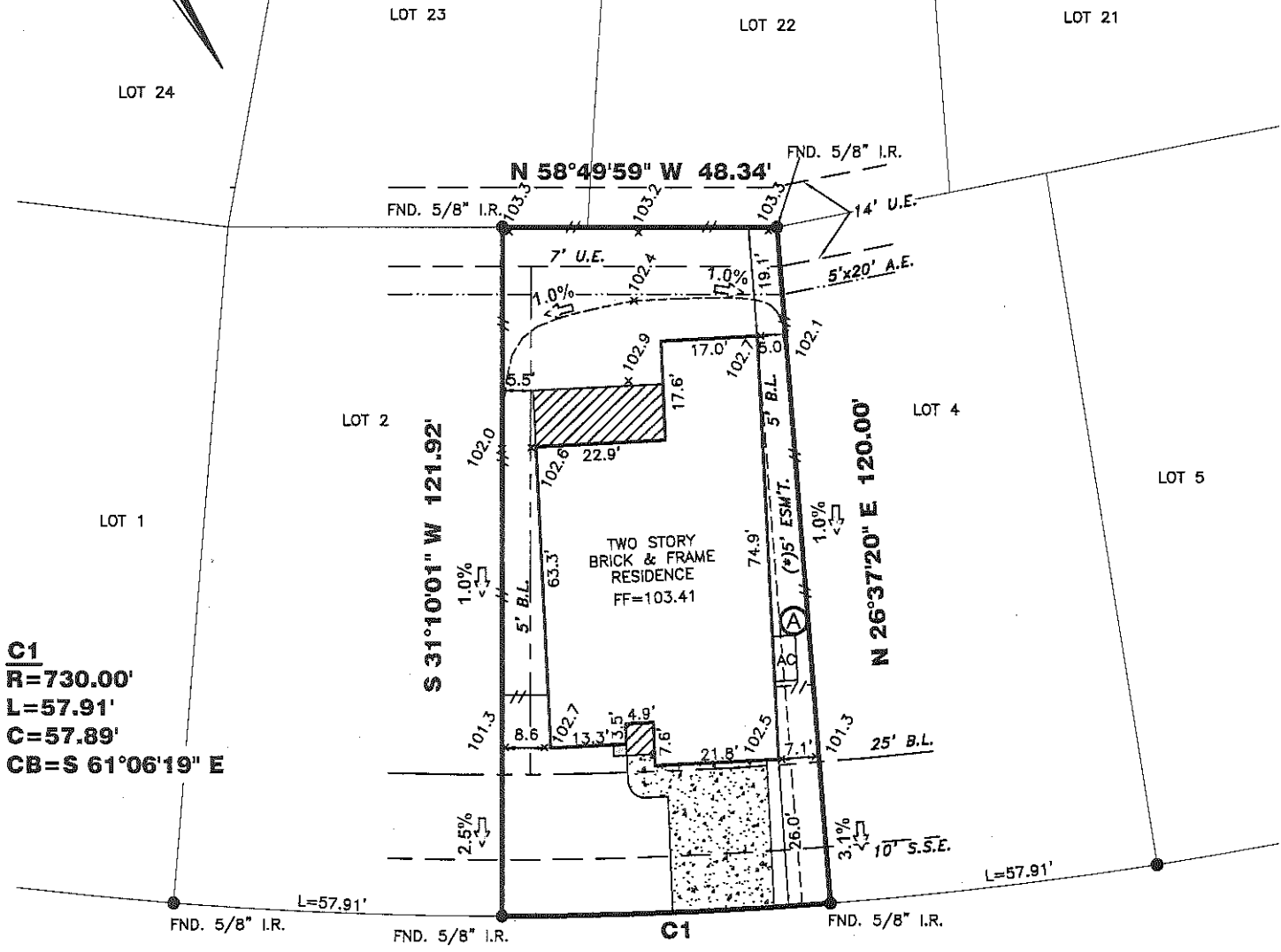
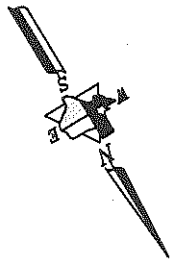
LEGEND

CONCRETE
COVERED
SOD

ELECT. BOX
A/C PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

SCALE 1"=30'

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.



C1
R=730.00'
L=57.91'
C=57.89'
CB=S 61°06'19" E

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

(A) A/C PAD PROTRUDES INTO 5' CENTERPOINT ESMT AS SHOWN ABOVE.
(*)5' ESMT.—2015019081

T.B.M. = 100.00 ASSUMED ELEV. T.O.C.
100.18 T.O.C.
RIVERMIST LANE (60' R.O.W.)

2815 RIVERMIST LANE

PROPERTY INFORMATION

LOT 3 BLOCK 2

SUBDIVISION:
RIVER'S EDGE SEC. 15A

RECORDING INFO:
PLAT NO. 20140209, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
CHRISTOBAL ARTURO LARA AND LAUREN MICHELLE LARA

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.
G.F.# ETH1701153 G.F. DATE: 05-11-17

SURVEYED FOR:
PERRY HOMES, L.L.C.

DRAWING INFORMATION

TRI-TECH JOB NO: Y28302-17
CLIENT JOB NO: N/A
DRAWN BY: RSR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 03-29-17

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0235L
REVISED DATE: 04-02-14 ZONE: "X-SHADED"

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.

NOTES:

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

ALL ROD CAPS ARE STAMPED "COSTELLO", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20140209, P.R.F.C.T.X., F.B.C. FILE NOS. 2003023106, 2004070963, 2004130451, 2004135647, 2005026207, 2005114340, 2006051030, 2007006323, 2007022018, 2007022020, 2007038421, 2008055623, 2014105507, 2014116951, 2015004283

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 RICHMOND), 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.

(*) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.50 FEET ABOVE SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND PER RECORDED PLAT NOTE # 7.

REVISIONS

NO.	DATE	REASON	BY
1	05-22-17	FINAL	TDA
2	05-26-17	ADD BUYER NAME	MOQB

TRI-TECH SURVEYING COMPANY, L.P.

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10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 10115900

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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.
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MARK S. BROWN
5553
PROFESSIONAL LAND SURVEYOR

05/26/2017

SURVEYOR REGISTRATION