

***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.
 W.S.E. = WATER SEWER EASEMENT

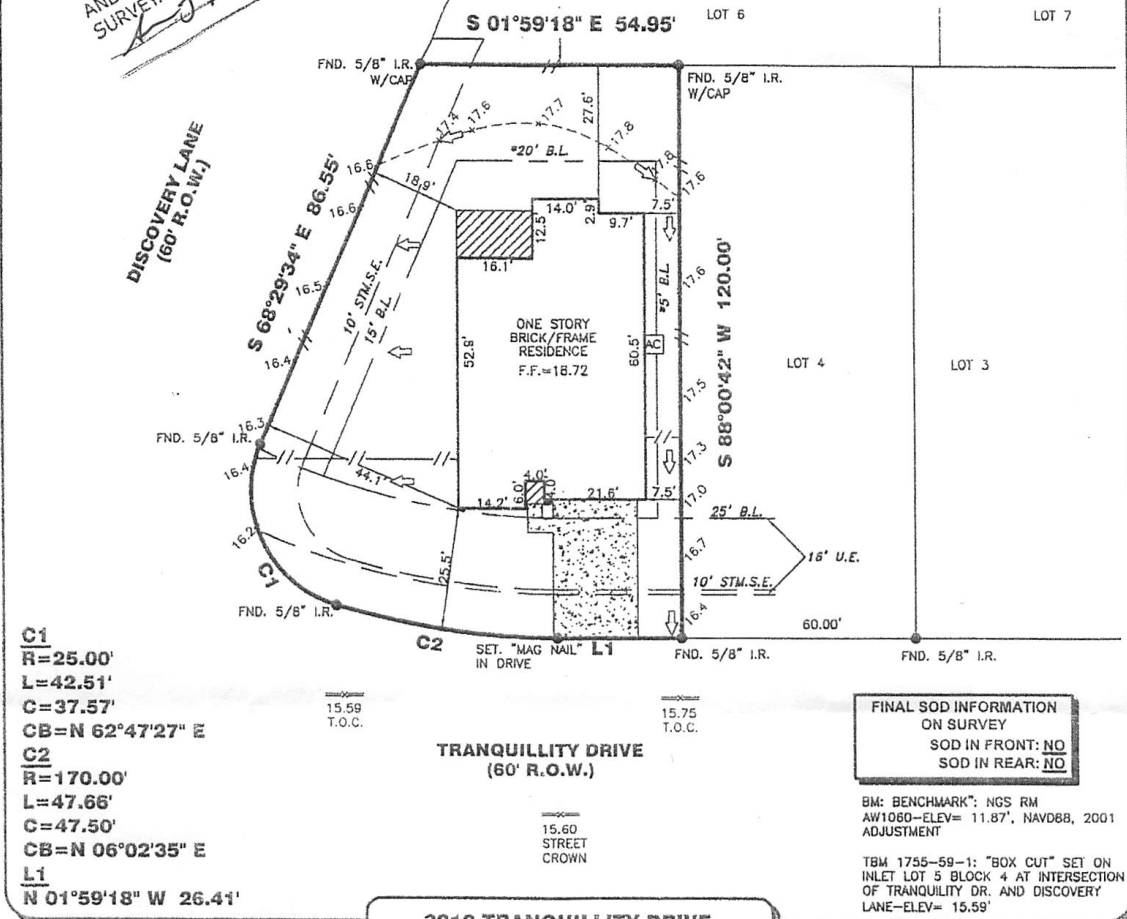
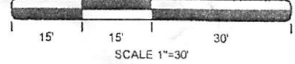
LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 S.T.M.S.E. = STORM SEWER EASEMENT
 R.O.W. = RIGHT-OF-WAY

— I — IRON FENCE
 — X — WIRE FENCE
 — // — WOOD FENCE
 — O — CHAIN LINK FENCE
 — B.L. — BUILDING LINE (B.L.)
 - - - EASEMENT LINE
 - - - AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER

BY SIGNING BELOW I HEREBY
 CERTIFY THAT I HAVE REVIEWED
 AND RECEIVED A COPY OF THIS
 SURVEY.
 DATE: 12/30/2021



C1
 R=25.00'
 L=42.51'
 C=37.57'
 CB=N 62°47'27" E
 R=170.00'
 L=47.66'
 C=47.50'
 CB=N 06°02'35" E
 L1
 N 01°59'18" W 26.41'

15.59
 T.O.C.

TRANQUILLITY DRIVE
 (60' R.O.W.)

15.60
 STREET
 CROWN

FINAL SOD INFORMATION
 ON SURVEY
 SOD IN FRONT: NO
 SOD IN REAR: NO

BM: BENCHMARK: NGS RM
 AW1060—ELEV= 11.87', NAVD88, 2001
 ADJUSTMENT
 TBM 1755—59—1: "BOX CUT" SET ON
 INLET LOT 5 BLOCK 4 AT INTERSECTION
 OF TRANQUILLITY DR. AND DISCOVERY
 LANE—ELEV= 15.59'

3212 TRANQUILLITY DRIVE

PROPERTY INFORMATION

LOT 5 BLOCK 4

SUBDIVISION:
 CENTRAL PARK SOUTH SECTION 1

RECORDING INFO:
 PLAT NO. 2021013761, MAP RECORDS
 GALVESTON COUNTY, TEXAS

BORROWER:
 THOMAS J. PROVOST AND AMANDA O. PROVOST

TITLE CO.
 CAREFREE TITLE AGENCY, INC.

G.F.# HOU-49207 G.F. DATE: 06-11-21

SURVEYED FOR:
 MERITAGE HOMES CORPORATION

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER INT. NO. 2021013761, P.L.C. 14, 15 & 16, PAR. NOS. 20210604, 20210605.

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

C.O.H. ORDINANCE 85-1818 PER H.C.C.F. # N-253066 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # N-337373 AND AMENDED BY C.O.H. ORDINANCE 1999-202.

PROPERTY SUBJECT TO RECORD 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 TEXAS 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 W. STOFFICE 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.
 © 2021 TRI-TECH SURVEYING COMPANY, L.P.

12/10/2021

MARK S. BROWN
 5553
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

DRAWING INFORMATION

TRI-TECH JOB NO: L18483-21

CLIENT JOB NO: 65149600183

DRAWN BY: RR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 05-20-21

FLOOD INFORMATION

F.I.R.M. NO: 48167C PANEL: 0245G

REVISED DATE: 08-15-19 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

REVISIONS

DATE	REASON	BY
12-07-21	FINAL	KP