

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

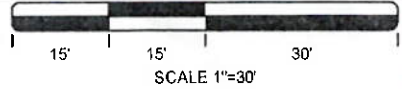
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

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

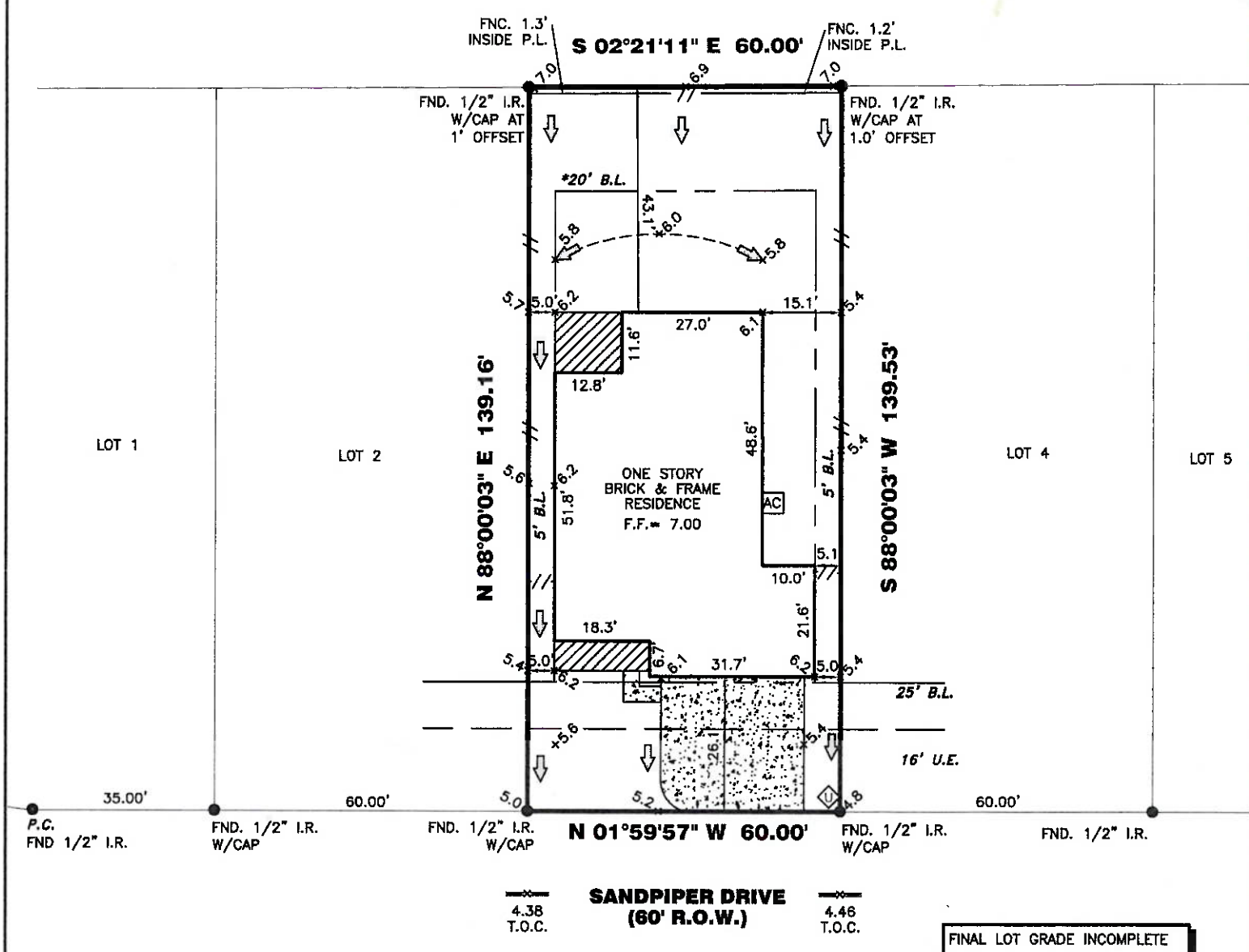
**LEGEND**  
 M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

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.)



PELICAN HARBOUR PHASE 4  
 VOL. 2004A, PG. 59 GCMR



**FINAL LOT GRADE INCOMPLETE**  
 NOTE: NO SOD IN FRONT YARD  
 NO SOD IN BACK YARD  
 SWALE IN BACK YARD

TBM: 166-5-1 ELEV. 4.37  
 BM: N.G.S. MONUMENT AW1634  
 ELEV. 5.19 NAVD 88

**3126 SANDPIPER DRIVE**

**PROPERTY INFORMATION**

LOT 3 BLOCK 1  
 SUBDIVISION:  
 HERON'S LANDING, SECTION ONE - AMENDING PLAT

**RECORDING INFO:**  
 PLAT NO. 2017018841, MAP RECORDS,  
 GALVESTON COUNTY, TEXAS

**BORROWER:**  
 JENNIFER DEMERS

**TITLE CO.**  
 PLATINUM TITLE PARTNERS, L.P.  
 G.F.# 17-60777-18 G.F. DATE: 01-30-18

**SURVEYED FOR:**  
 GREENECO BUILDERS, L.L.C.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2017018841, M.R.G.C.T.X. G.C.C. FILE NOS. 2017021143, 2017021144, 2017021145, 2017021146, 2017021147, 2017021148, 2017021149, 2017021150, 2017022134, 2017034484  
 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 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 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.  
 THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.  
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**DRAWING INFORMATION**

TRI-TECH JOB NO: GH745-17  
 CLIENT JOB NO: N/A  
 DRAWN BY: NR  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 01-02-18

**FLOOD INFORMATION**

F.I.R.M. NO: 485514 PANEL: 0035C  
 REVISED DATE: 05-02-83 ZONE: "B"

**REVISIONS**

DATE	REASON	BY
01-10-18	FORM	
01-15-18	RE-FORM	GUN
03-15-18	FINAL	AEO

W. J. Brown  
03/16/2019  
 SURVEYOR REGISTRATION