

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

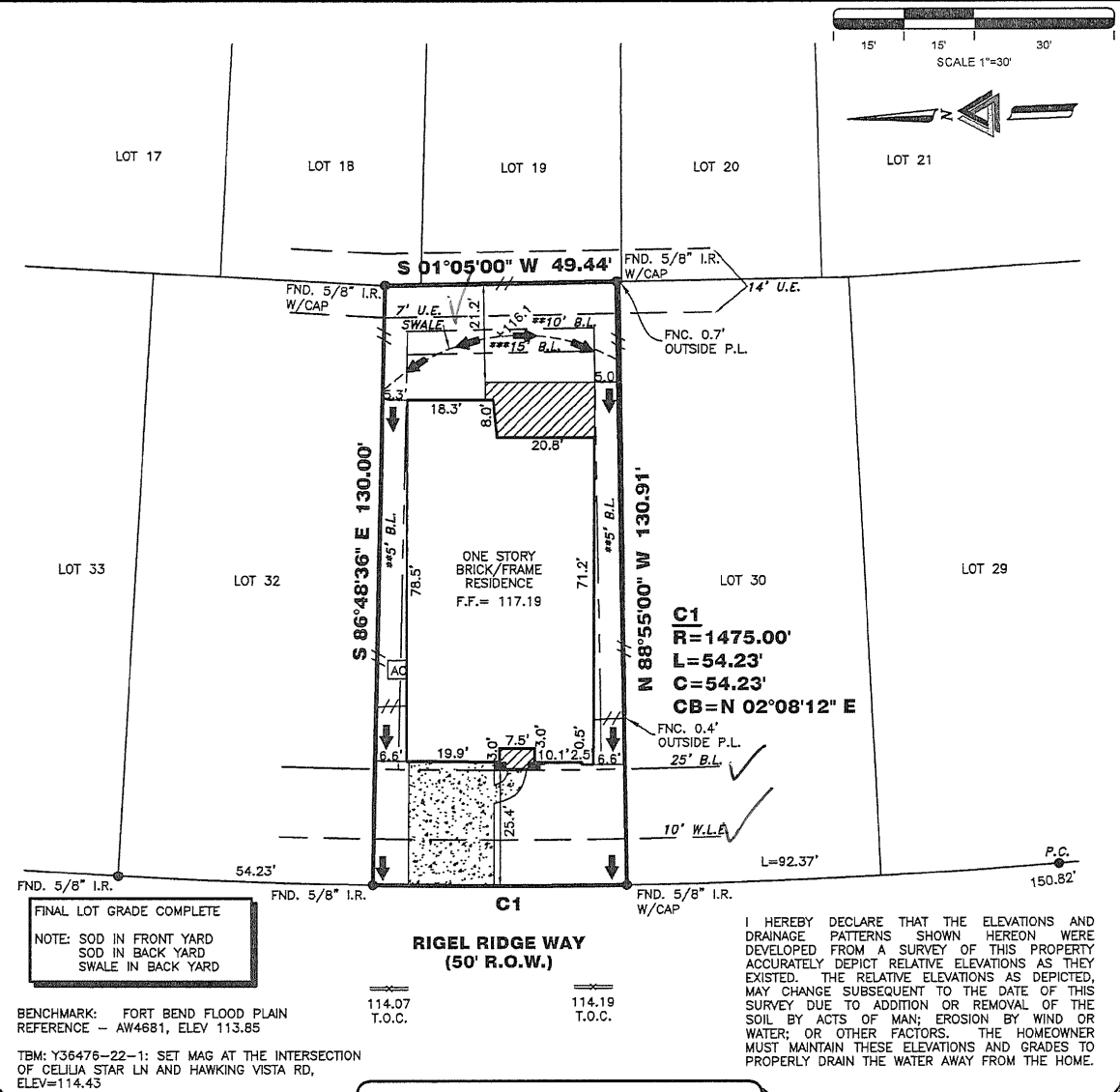
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 W.S.E. = WATER SEWER EASEMENT

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

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

— I — IRON FENCE
 — X — 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

BENCHMARK: FORT BEND FLOOD PLAIN
 REFERENCE - AW4681, ELEV 113.85

TBM: Y36476-22-1: SET MAG AT THE INTERSECTION
 OF CELILIA STAR LN AND HAWKING VISTA RD,
 ELEV=114.43

**RIGEL RIDGE WAY
 (50' R.O.W.)**

114.07 T.O.C.
 114.19 T.O.C.

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.

10430 RIGEL RIDGE WAY

PROPERTY INFORMATION

LOT 31 BLOCK 4

SUBDIVISION:
 CANDELA SEC 7

RECORDING INFO:
 PLAT NO. 20210228, PLAT RECORDS
 FORT BEND COUNTY, TEXAS

BORROWER:
 TIEXIN YANG AND JOSHUA RYAN ORTMANN

TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.

G.F.# ETH2202605 G.F. DATE: 07-21-22

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 NO. 20210228, P.F.B.C.T.V. F.B.C.C. FILE NOS. 2020012080, 2020161577, 2020164782, 2020164783, 2020164784, 2020164785, 2020164786, 2020164787, 2020164788, 2020164789, 2020164790, 2020164791, 2020164792, 2020164793, 2020164794, 2020164795, 2020164796, 2020164797, 2020164798, 2020164799, 2020164800.

ALL ROD CAPS ARE STAMPED "JONES & CARTER", 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.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253898 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1995-252.

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 HOUSTON), 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.

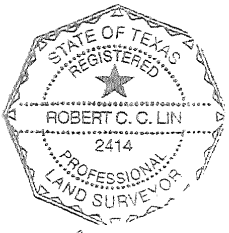
10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

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.
 © 2022 TRI-TECH SURVEYING COMPANY, L.P.



DRAWING INFORMATION

TRI-TECH JOB NO: Y36493-22
 CLIENT JOB NO: N/A
 DRAWN BY: GH
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 02-15-22

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0115L
 REVISED DATE: 04-02-14 ZONE: "IX"

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
06-30-22	FINAL	IP
08-05-22	ADD BUYER NAME	RR

8/19/22
 SURVEYOR REGISTRATION