*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
STM.S.E = STORM SEWER EASEMENT
R.O.W. = RIGHT-OF-WAY

IRON FENCE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BUILDING LINE (B.L.)
EASEMENT LINE
AERIAL EASEMENT (A.E.)

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

SCALE 1"=30'

FUTURE MANVEL PARKWAY
(120' R.O.W.)

RESERVE "E"

S 29°41'09" E 78.34'

FND. 5/8" I.R. W/CAP

FND. 5/8" I.R. W/CAP

WALL

14' U.E.

15' B.L.

SWALE

2.9'

7.5'

19.1'

12.3'

20.2'

20.5'

12.3'

7.7'

ONE STORY BRICK/FRAME RESIDENCE
F.F.= 53.17

N 61°09'36" E 138.44'

S 65°17'10" W 141.34'

5' B.L.

87.7'

70.1'

5' B.L.

LOT 35

LOT 37

LOT 38

C1
R=530.00'
L=38.17'
C=38.16'
CB=N 26°46'37" W
L1
N 28°50'24" W 30.03'

BM: NGS MONUMENT # 306 DISC SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES ALONG GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILES WEST OF A SHELL-ROAD CROSSING, 5-1/2' NORTHWEST OF MILE POLE 36, 39' DIRT ROAD, 6.7' NORTH OF THE RIGHT-OF-WAY FENCE, 3' WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND
ELEV= 52.00' (NAVD '88) 1991 ADJUSTMENT

TBM 1755-44-1: FOUND "X" IN THE HALF RADIUS AT BERNARD DR. AND PRIESTLY RD, FRONT OF LOT 32 BLOCK 1-ELEV= 50.73'

11.8'
3.0'
6.4'
12.4'
4.2'
3.6'
29.2'
6.2'
5.1'
25' B.L.
25.8'
10' P.U.E.
L=20.34'
P.C.
48.69'
70.00'
FND. 5/8" I.R. W/CAP
L1
SET. "X" IN WALK
C1
FND. 5/8" I.R. W/CAP
FND. 5/8" I.R. W/CAP
49.18 T.O.C.
48.96 T.O.C.

PRIESTLEY ROAD
(60' R.O.W.)

FINAL LOT GRADE COMPLETE

NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

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.

(~) PER LOMR 19-06-3195A, DATED 08-21-19
REVALIDATED BY 16-06-1963V-480076,12-30-20

9519 PRIESTLEY ROAD

PROPERTY INFORMATION

LOT 36 BLOCK 1

SUBDIVISION:
MERIDIANA SECTION 44

RECORDING INFO:
PLAT NO. 2020024232, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS

BORROWER:
ELAINE G SMITH AND NORMAN W SMITH

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

G.F.# ETH2201123 **G.F. DATE:** 04-24-22

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y36125-21
CLIENT JOB NO: N/A
DRAWN BY: NS
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 11-30-21

FLOOD INFORMATION

F.I.R.M. NO: 48039C **PANEL:** 0110K
REVISED DATE: 12-30-20 **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.

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PLAT NO. 2020024232, M.R.B.C.T.R., B.C.C. FILE NOS. 2015061048, 2015656097, 2016051474, 2016057476, 2016057475, 2016057477, 2016057479, 2016057418, 2016057440, 2016057481, 2016057482, 2016057483, 2016057484, 2017059837, 2018035377, 2020032512.

ALL ROD CAPS ARE STAMPED "ENRAY" UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1076 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-327570 AND AMENDED BY C.O.H. ORDINANCE 1999-393.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS DEEMED 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 IOWA COLONY), 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.

AB 5/2/22

x Elaine G. Smith

x Norman W. Smith

REVISIONS

DATE	REASON	BY
05-19-22	FINAL	RA

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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05/19/2022

STATE OF TEXAS
REGISTERED
MARK S. BROWN
5553
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION