

- * 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.

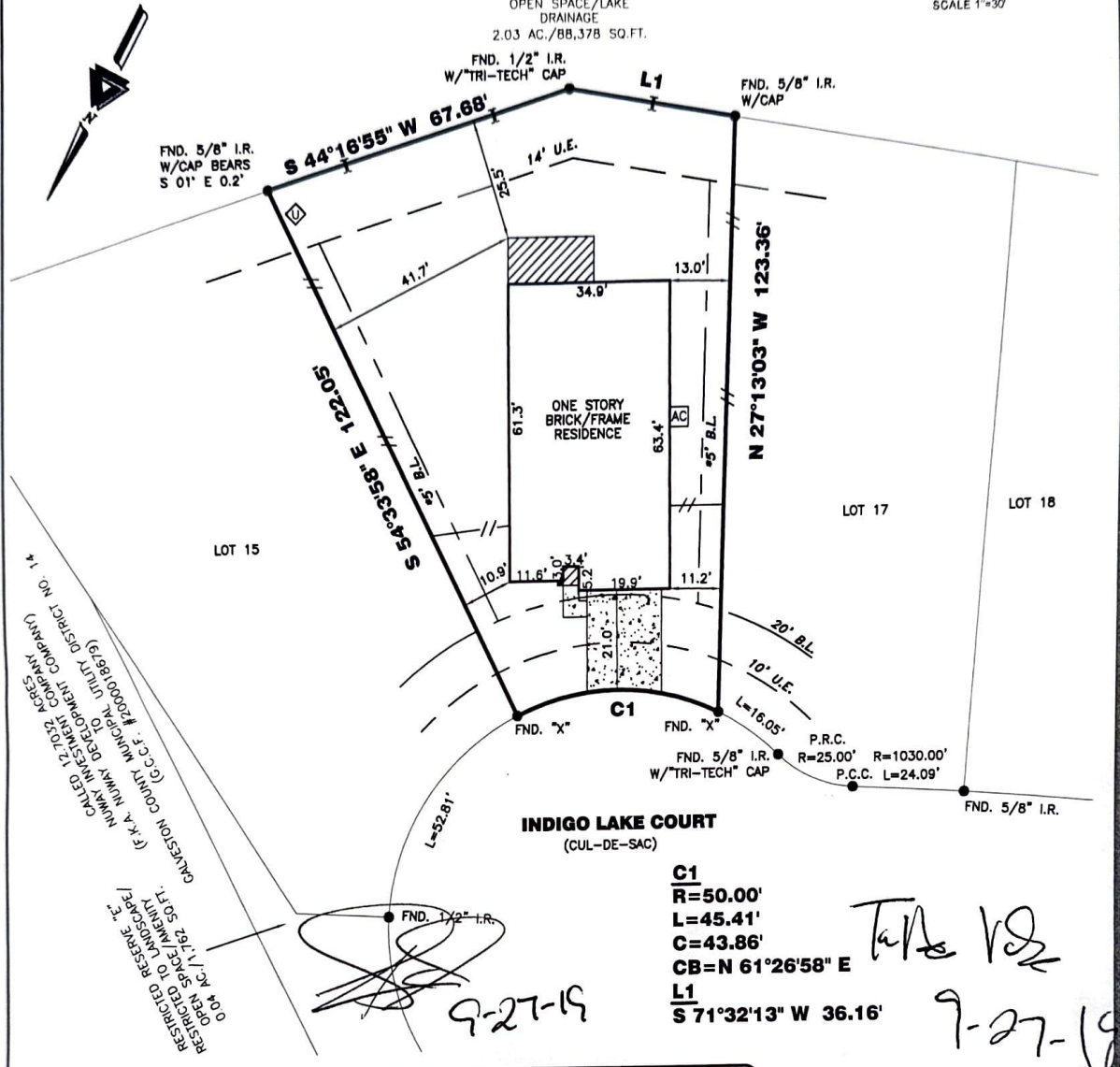
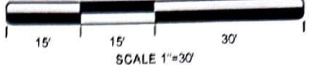
LEGEND

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

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

- CONCRETE
- COVERED
- SOD
- BRICK
- AC PAD
- ELEC. BOX
- UTIL. PED.
- MANHOLE
- WATER METER

RESTRICTED RESERVE "F"
RESTRICTED TO LANDSCAPE/
OPEN SPACE/LAKE
DRAINAGE
2.03 AC./88,378 SQ.FT.



C1
R=50.00'
L=45.41'
C=43.86'
CB=N 61°26'58" E
L1
S 71°32'13" W 36.16'

2903 INDIGO LAKE COURT

PROPERTY INFORMATION

LOT 16 BLOCK 1

SUBDIVISION:
LAKES IN BAY COLONY, SECTION SEVEN

RECORDING INFO:
PLAT NO. 2017025677, MAP RECORDS,
GALVESTON COUNTY, TEXAS

BORROWER:
SHANNON STEPHENS AND TANEISHA VALENTINE

TITLE CO.
PLATINUM TITLE PARTNERS, L.P.

G.F.# 19-63958-18 **G.F. DATE:** 09-02-19

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

NOTES:

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

ALL ROD CAPS ARE STAMPED "GEO SURV", UNLESS OTHERWISE NOTED

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2017025677
M.U.E. CTX, G.C.C. FILE NOS. 8548877, 8713185, 8743588, 8743590, 9918024, 2000002320,
2000032144, 2003088365, 2008032738, 2008032739, 2011064851, 2011065100, 2013007887,
2013078371, 2013077538, 2017028228, 2018038421, 2018048602, 2018085548.

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 LEAGUE 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
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DRAWING INFORMATION

TRI-TECH JOB NO: G822-18

CLIENT JOB NO: _____

DRAWN BY: AR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 08-07-18

FLOOD INFORMATION

F.I.R.M. NO: 485488 PANEL: 0030E

REVISED DATE: 09-22-99 ZONE: "X"

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

NO	DATE	REASON	BY
1	08-07-18	FORM	KSR
2	02-22-19	FINAL	AR
3	09-20-19	ADD BUYER NAME	MDOB

Handwritten signature

09/20/2019

SURVEYOR REGISTRATION