reviewed and accepted by the undersigned.

By: Ricky D. Ayres Date: 05/22/24

By: Carl Ayres Date: 5/22/24

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

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

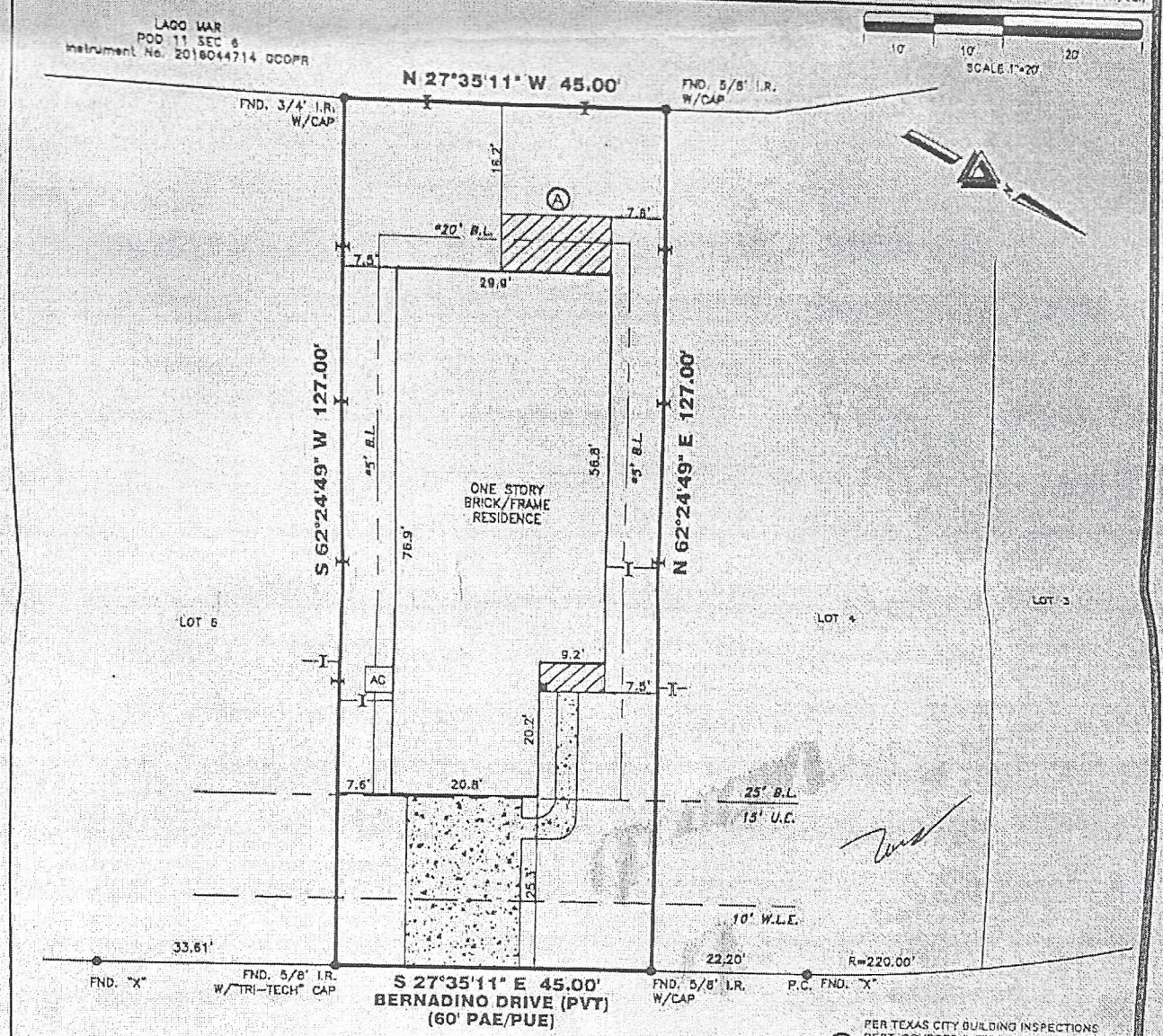
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY EMT.
P.A.E. = PERMANENT ACCESS EMT.

**LEGEND**

M.U.E. = MUNICIPAL UTILITY EMT.
S.B.E. = SANITARY SEWER EMT.
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.)




(A) PER TEXAS CITY BUILDING INSPECTIONS DEPT: COVERED PATIOS (NOT ENCLOSED) CAN BE OVER REAR BUILDING LINES; JUST NOT WITHIN 5' OF PROPERTY LINES.

## 2631 BERNADINO DRIVE

### PROPERTY INFORMATION

LOT 5 BLOCK 2

SUBDIVISION:
LAGO MAR POD 11, SECTION 7A

RECORDING INFO:
PLAT NO. 2017069564, MAP RECORDS GALVESTON COUNTY, TEXAS

BORROWER:
TAM MINH NGUYEN

TITLE CO.
EMPIRE TITLE COMPANY, LTD

G.F.# 2019-2337-02 G.F. DATE: 11-15-19

SURVEYED FOR:
GEHAN HOMES, LTD.

### DRAWING INFORMATION

TRI-TECH JOB NO: G8291-18
CLIENT JOB NO:
DRAWN BY: MC
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 10-03-19

### FLOOD INFORMATION

F.I.R.M. NO: 48167C PANEL: 0245G
REVISED DATE: 08-15-19 ZONE: "X"

### NOTES:

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

ALL ROD CAPS ARE STAMPED "JONES/CARTER", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2017069564, M.R.G.C.TX., G.C.E. FILE NOS. 2007031878, 2007034914, 2011037568, 2011049808, 2011043334, 2011041938, 2014075218, 2017075990, 2017044018, 2017069814, 2017069564, 2018031132, 2018044131, 2018012389, 2018021607, 2018021774, 2018028589, 2019012594, 2019022065, 2019025697.

C.O.H. ORDINANCE 85-1875 PER N.O.G.F. # N-353880 AND C.O.H. ORDINANCE 99-1313 PER H.C.F.# N-337763 AND AMENDED BY C.O.H. ORDINANCE 1999-202.

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 ASSURES ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/ OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO 98-48 BY THE CITY OF TEXAS CITY AS MORE FULLY DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2007072742, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

### REVISIONS

DATE DESCRIPTION

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.

© 2018 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
ROBERT C. C. LIN
2414
PROFESSIONAL
LAND SURVEYOR