

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

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

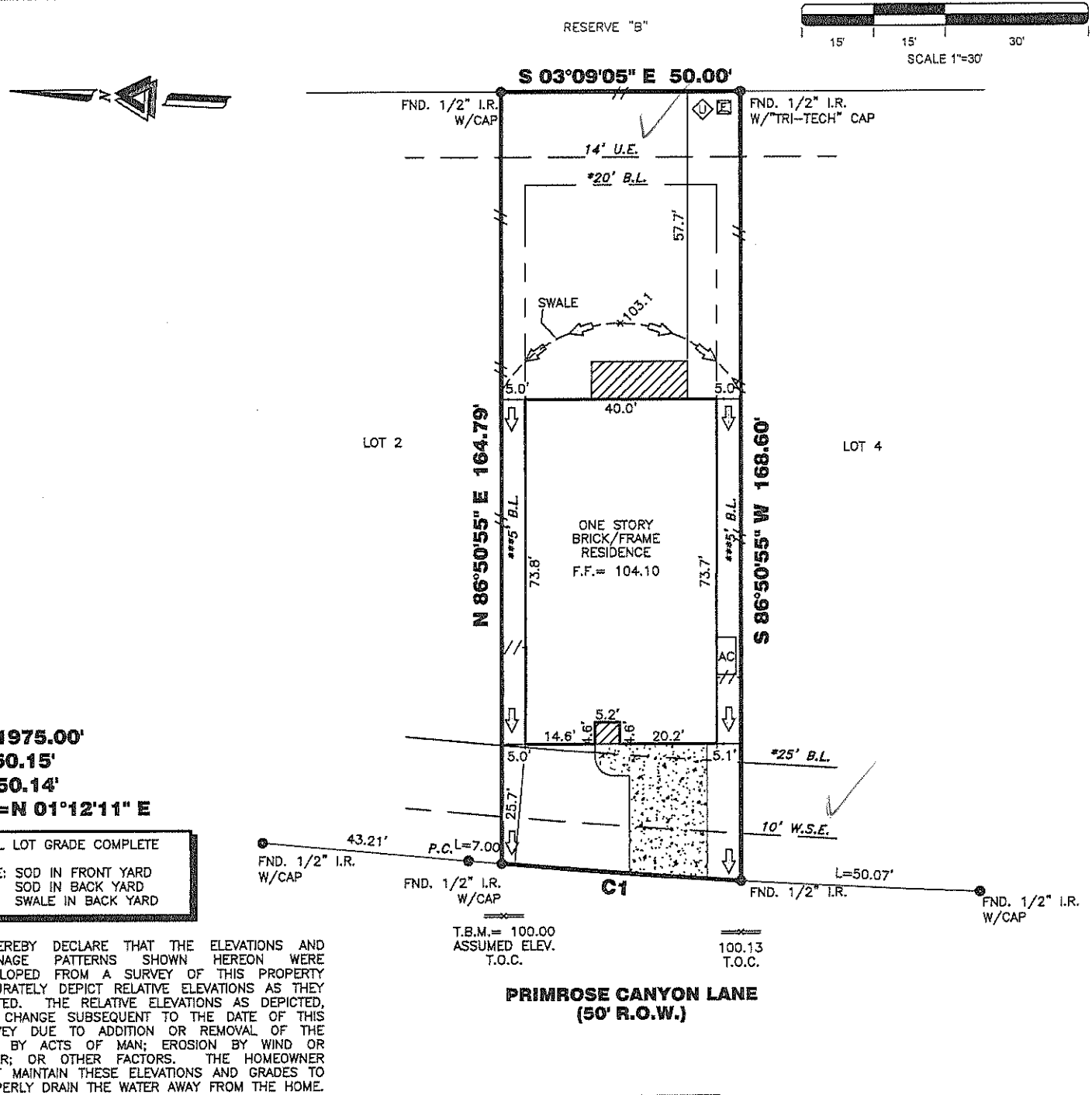
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

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

— I — IRON FENCE  
 — X — 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. (MH) MANHOLE WATER METER



**C1**  
**R=1975.00'**  
**L=50.15'**  
**C=50.14'**  
**CB=N 01°12'11" E**

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.

**3207 PRIMROSE CANYON LANE**

**PROPERTY INFORMATION**

LOT 3 BLOCK 2

SUBDIVISION:  
 SOUTHLAKE SECTION 10

RECORDING INFO:  
 PLAT NO. 20150261, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

BORROWER: *Karen Ilustre DeJesus*  
 KAREN ILUSTRE DeJESUS

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

G.F.# ETH1903949 G.F. DATE: 10-27-19

SURVEYED FOR:  
 PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y32058-19  
 CLIENT JOB NO: N/A  
 DRAWN BY: SA  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 07-26-19

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0320L  
 REVISED DATE: 04-12-14 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.

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150261, P.F.B.C.T.X., F.B.C.C. FILE NOS. 2012003217, 2013058359, 2013059047, 2013071465, 2014007074, 2014007072, 2014007073, 2014007422, 2014007472, 2014007473, 2014007474, 2014016908, 2017131044, 2018128276.

ALL ROD CAPS ARE STAMPED "LJA ENG.", UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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 PEARLAND), 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*  
*12/3/19*

**REVISIONS**

NO.	DATE	REASON	BY
1	07-26-19	FORM	OS
2	10-12-19	FINAL SURVEY	JN
3	11-22-19	ADD BUYER NAME	MDOB

**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.  
 © 2019 TRI-TECH SURVEYING COMPANY, L.P.

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

*Robert C. C. Lin*, 11/20/19  
 SURVEYOR REGISTRATION