

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

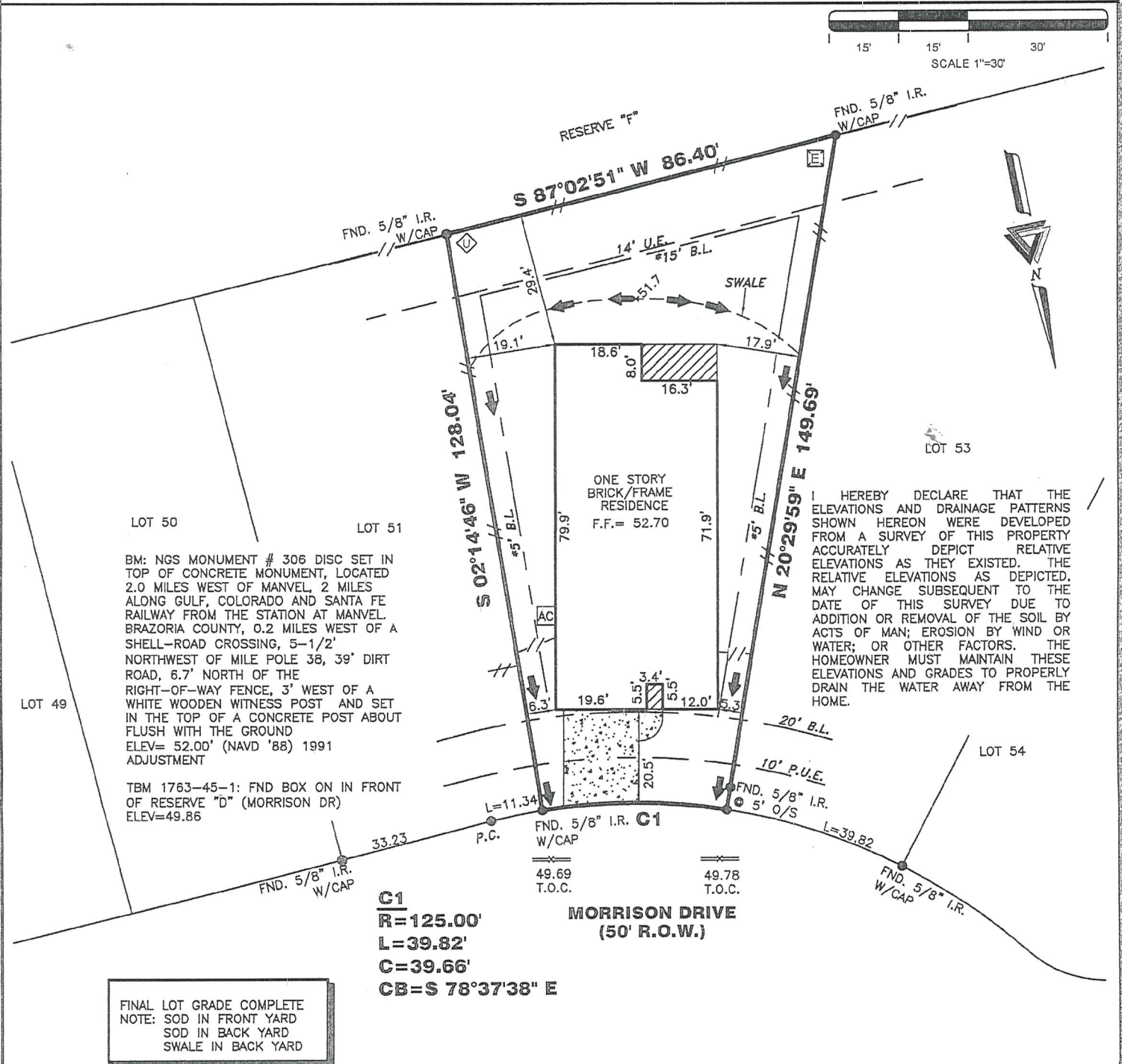
I.R. = IRON ROD  
I.P. = IRON PIPE  
P.L. = PROPERTY LINE  
U.E. = UTILITY EASEMENT

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  
S.T.M.S.E. = STORM SEWER 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.)



### 5002 MORRISON DRIVE

#### PROPERTY INFORMATION

LOT 52 BLOCK 1

SUBDIVISION:

FINAL PLAT OF MERIDIANA SECTION 48

RECORDING INFO:

DOC NO. 2022003695, PLAT RECORDS  
BRAZORIA COUNTY, TEXAS

BORROWER:

SHENGYI SHI AND YOUAN QIAN

TITLE CO.

CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.

G.F.# ETH2301811

G.F. DATE: 03-17-23

SURVEYED FOR:

PERRY HOMES, LLC

#### DRAWING INFORMATION

TRI-TECH JOB NO: Y37762-22

CLIENT JOB NO: N/A

DRAWN BY: MU

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISION

#### FLOOD INFORMATION

F.I.R.M. NO: 48039C

REVISED DATE: 12-30-20

PANEL: 0110K

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 DOC NO. 2022003695, P.R.B.C.T.X.; B.C.C. FILE NOS. 2015051945, 2015058057, 2016057474, 2016057475, 2016057476, 2016057477, 2016057478, 2016057479, 2016057480, 2016057481, 2016057482, 2016057483, 2016057484, 2017008837, 2018057431, 2019035377, 2022005063, 2022055909, 2022055511, 2022055512, 2022055513.

ALL ROD CAPS ARE STAMPED "EHRA", UNLESS OTHERWISE NOTED.

G.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253895 AND G.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-537873 AND AMENDED BY G.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 MANVEL), 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.

#### REVISIONS

| DATE     | REASON         | BY   |
|----------|----------------|------|
| 12-05-22 | FORM           | MU   |
| 03-03-23 | FINAL          | RT   |
| 03-27-23 | ADD BUYER NAME | MDOB |



**TRI-TECH**  
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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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3/28/23  
SURVEYOR REGISTRATION