

*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUT ONLY ON LOTS 26, 27

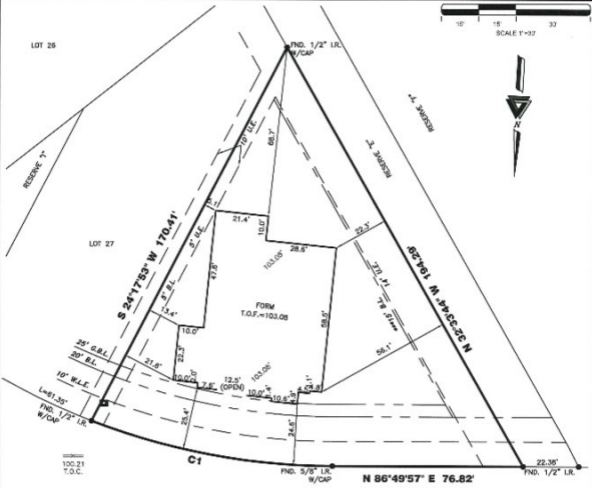
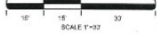
L.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.F. = UTILITY EASEMENT

FND. = FOUND
 F.L.C. = FENCE
 P.U.E. = PUBLIC UTILITY EIGHT
 P.A.E. = PERMANENT ACCESS EIGHT
 W.S.E. = WATER SEWER EASEMENT

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

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

IRON FENCE
 WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 RAILING LINE (R.L.)
 FARMPOST LINE
 AERIAL EASEMENT (A.E.)



**PISTACHIO WAY
(60' R.O.W.)**

C1
R=270.00'
L=99.37'
C=98.81'
CB=S 82°37'28\" E

T.S.M. = 100.00
 ASSUMED C.L.V.
 T.O.C.

18714 PISTACHIO WAY

PROPERTY INFORMATION

LOT 28 BLOCK 2
 SUBDIVISION:
 VALENCIA SECTION 3
 RECORDING INFO:
 FILE NO. 2024011330, OFFICIAL RECORDS,
 BRAZORIA COUNTY, TEXAS
 BORROWER:
 PERRY HOMES, LLC
 TITLE CO.
 EXECUTIVE TITLE CO., LTD.
 G.F.# ETC2404622 G.F. DATE: 05-17-25
 SURVEYED FOR:
 PERRY HOMES, LLC

NOTES:

1. ALL BOUNDARIES AND EASEMENT LINES SHOWN ARE FOR THE INFORMATION OF ALL INTERESTED PARTIES.
 2. THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC UTILITY EASEMENT BOARD, BRAZORIA COUNTY, TEXAS.
 3. ALL NEW LOTS ARE SUBJECT TO ALL APPLICABLE CITY ORDINANCES.
 4. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS, REGULATIONS, AND ORDINANCES.
 5. ALL SURVEYING INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 6. THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC UTILITY EASEMENT BOARD, BRAZORIA COUNTY, TEXAS.
 7. ALL SURVEYING INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 8. ALL SURVEYING INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 9. ALL SURVEYING INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 10. ALL SURVEYING INFORMATION PROVIDED IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

TRI-TECH SURVEYING COMPANY, L.P.
 1841 WEST OFFICE DR.
 ROUSTON, TEXAS 77962
 PH: 713-667-0000

www.tritech.com TBP#S #1011900
CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat of our latest represents a true and correct survey made on the ground under the supervision of the land or parcel of land, according to the map or plat thereof, indicated herein.

THIS SURVEY IS VALID FOR THE TRANSACTION ONLY.
 © 2025 TRI-TECH SURVEYING COMPANY, L.P.
 06/04/2025



DRAWING INFORMATION

TRI-TECH JOB NO: Y41909-25
 CLIENT JOB NO: N/A
 DRAWN BY: SU
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 06-02-25

FLOOD INFORMATION

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

REVISIONS

DATE	REASON	BY

THIS SURVEY IS BASED ON THE RECORDS OF THE PUBLIC UTILITY EASEMENT BOARD, BRAZORIA COUNTY, TEXAS. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORDS OF THE PUBLIC UTILITY EASEMENT BOARD.