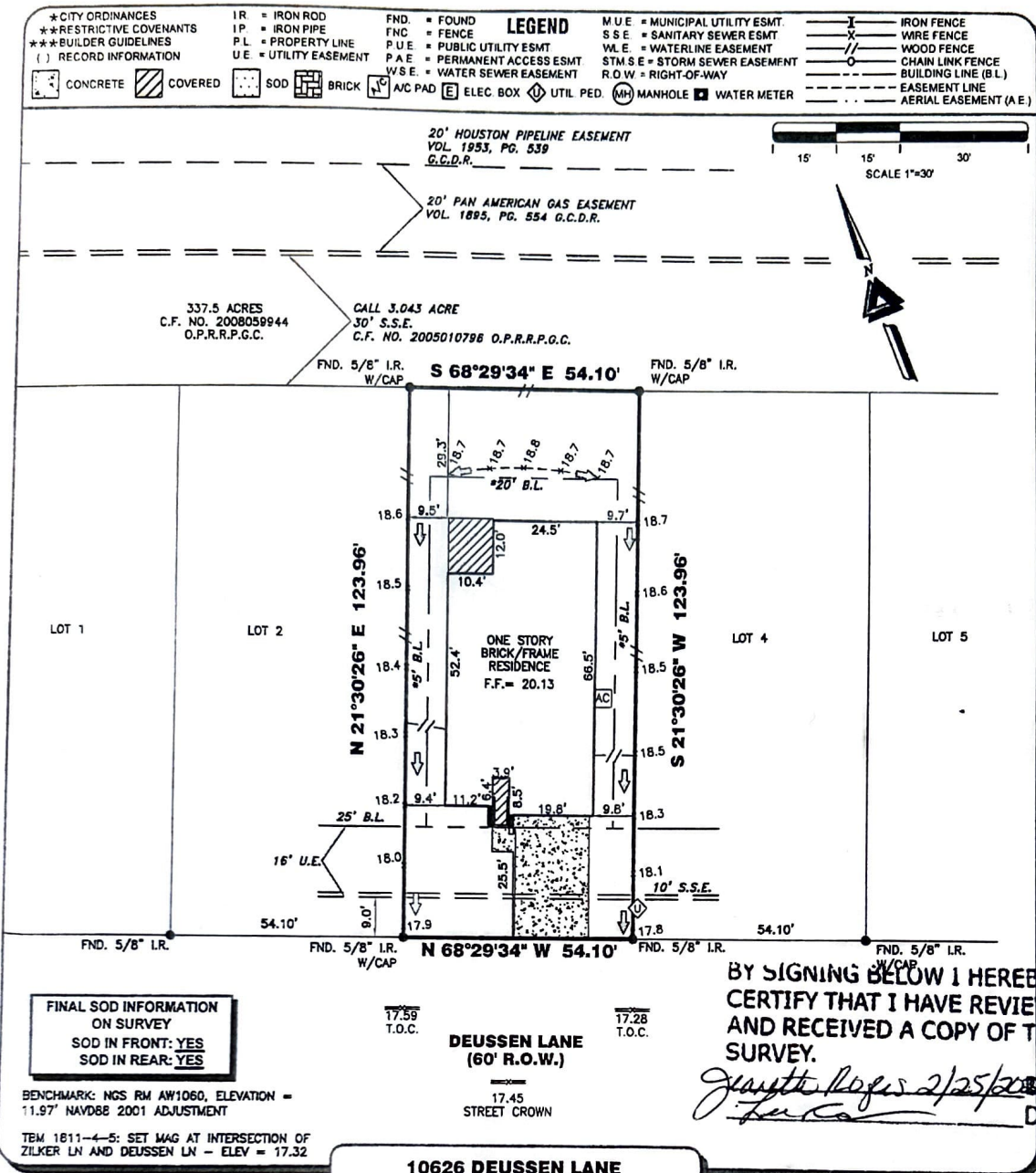




10626 DEUSSEN LANE

**PROPERTY INFORMATION**

LOT 3 BLOCK 1  
 SUBDIVISION:  
 CENTRAL PARK SOUTH SECTION 3

RECORDING INFO:  
 INSTRUMENT NO. 2023055942, MAP RECORDS  
 GALVESTON COUNTY, TEXAS

BORROWER:  
 JEANETTE ROGERS AND LEE ROGERS  
 TITLE CO.  
 CAREFREE TITLE AGENCY, INC.  
 G.F.# HOU-35204-25 G.F. DATE: 01-23-25

SURVEYED FOR:  
 MERITAGE HOMES CORPORATION

**DRAWING INFORMATION**

TRI-TECH JOB NO: 122953-24  
 CLIENT JOB NO: 65149610103  
 DRAWN BY: PV  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 05-03-24

**FLOOD INFORMATION**

F.I.R.M. NO: 48167C PANEL: 0245G  
 REVISED DATE: 08-15-19 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 INSTRUMENT NO. 2023055942, MAP RECORDS, GALVESTON COUNTY, TEXAS, FILED NOS. 2023100936, 2023100709, 2023040071, 2023041268, 2024004867, 202401821, 2024027112, 2024040248.

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

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 ADDRESS ANY SINKS, 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.  
 © 2025 TRI-TECH SURVEYING COMPANY, L.P.



*Robert C. C. Lin* 1/30/25  
 SURVEYOR REGISTRATION

**REVISIONS**

| DATE     | REASON    | BY |
|----------|-----------|----|
| 09-18-24 | FINAL     | EE |
| 01-29-25 | ADD BUYER | EE |