*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

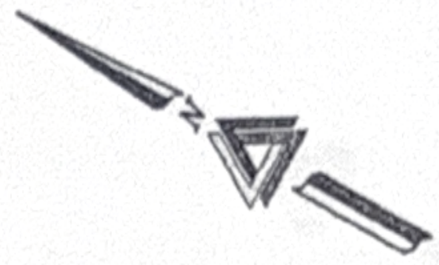
LEGEND

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

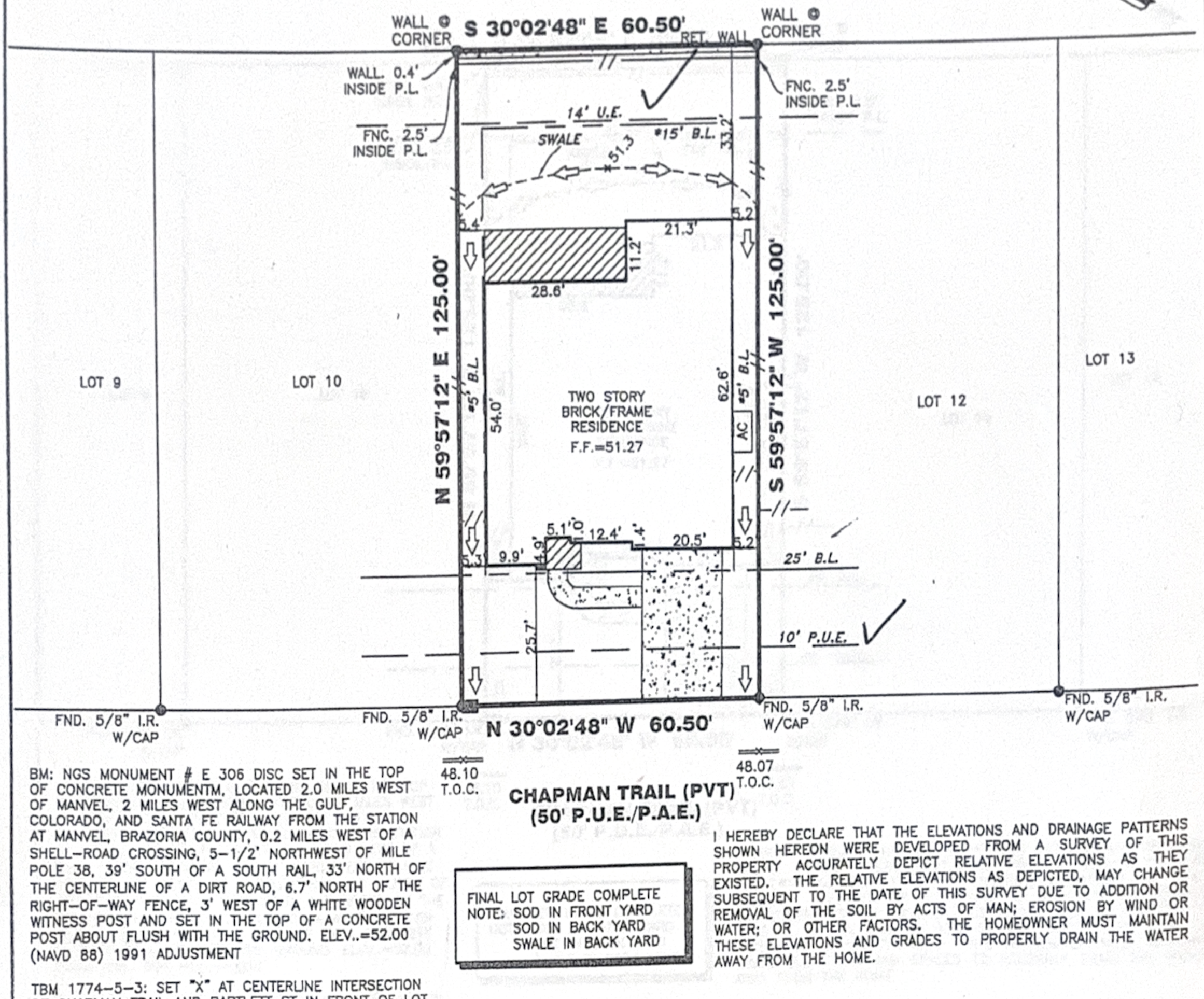
IRON FENCE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BUILDING LINE (B.L.)
EASEMENT LINE
AERIAL EASEMENT (A.E.)

CONCRETE | COVERED | SOD | BRICK | A/C PAD | E ELEC. BOX | U UTIL. PED. | MH MANHOLE | WATER METER

15' 15' 30'
SCALE 1"=30'



LULLING STONE SECTION THREE
VOL. 22, PG. 231-234 B.C.P.R.



48.10 T.O.C.

48.07 T.O.C.

CHAPMAN TRAIL (PVT)
(50' P.U.E./P.A.E.)

BM: NGS MONUMENT # E 306 DISC SET IN THE TOP OF CONCRETE MONUMENTM, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO, AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILES WEST OF A SHELL-ROAD CROSSING, 5-1/2' NORTHWEST OF MILE POLE 38, 39' SOUTH OF A SOUTH RAIL, 33' NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7' NORTH OF THE RIGHT-OF-WAY FENCE, 3' WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV..=52.00 (NAVD 88) 1991 ADJUSTMENT

TBM 1774-5-3: SET "X" AT CENTERLINE INTERSECTION OF CHAPMAN TRAIL AND BARTLETT ST IN FRONT OF LOT 14 BLOCK 2-ELEV=47.64

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.

9815 CHAPMAN TRAIL (PVT)

PROPERTY INFORMATION

LOT 11 BLOCK 2

SUBDIVISION:
MERIDIANA SECTION 33A

RECORDING INFO:
DOC NO. 2021076153, PLAT RECORDS BRAZORIA COUNTY, TEXAS

BORROWER:
SHEMEKA BOATMAN-BLACKSHEAR

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

G.F.# ETH2203927 G.F. DATE: 11-08-22

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y36892-22
CLIENT JOB NO: N/A
DRAWN BY: RR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48039C PANEL: 0110K
REVISED DATE: 12-30-20 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. 2021076153, P.R.B.C.TX., B.C.C. FILE NOS 2015051049, 2015058057, 2016057474, 2016057475, 2016057476, 2016057477, 2016057478, 2016057479, 2016057480, 2016057481, 2016057482, 2016057483, 2016057484, 2017008637, 2018057431, 2019035377, 2021078753, 2022055509, 2022055511, 2022055512, 2022055513

ALL ROD CAPS ARE STAMPED "EHRA", 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 1999-252.

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.

RB 11/18/22

SB

REVISIONS

DATE	REASON	BY
03-29-22	FORM	RR
10-03-22	FINAL	SA
11-17-22	ADD BUYER	RR
.	.	.

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.
© 2022 TRI-TECH SURVEYING COMPANY, L.P.

11/17/2022

STATE OF TEXAS REGISTERED
MARK S. BROWN
5553
PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION