*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

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

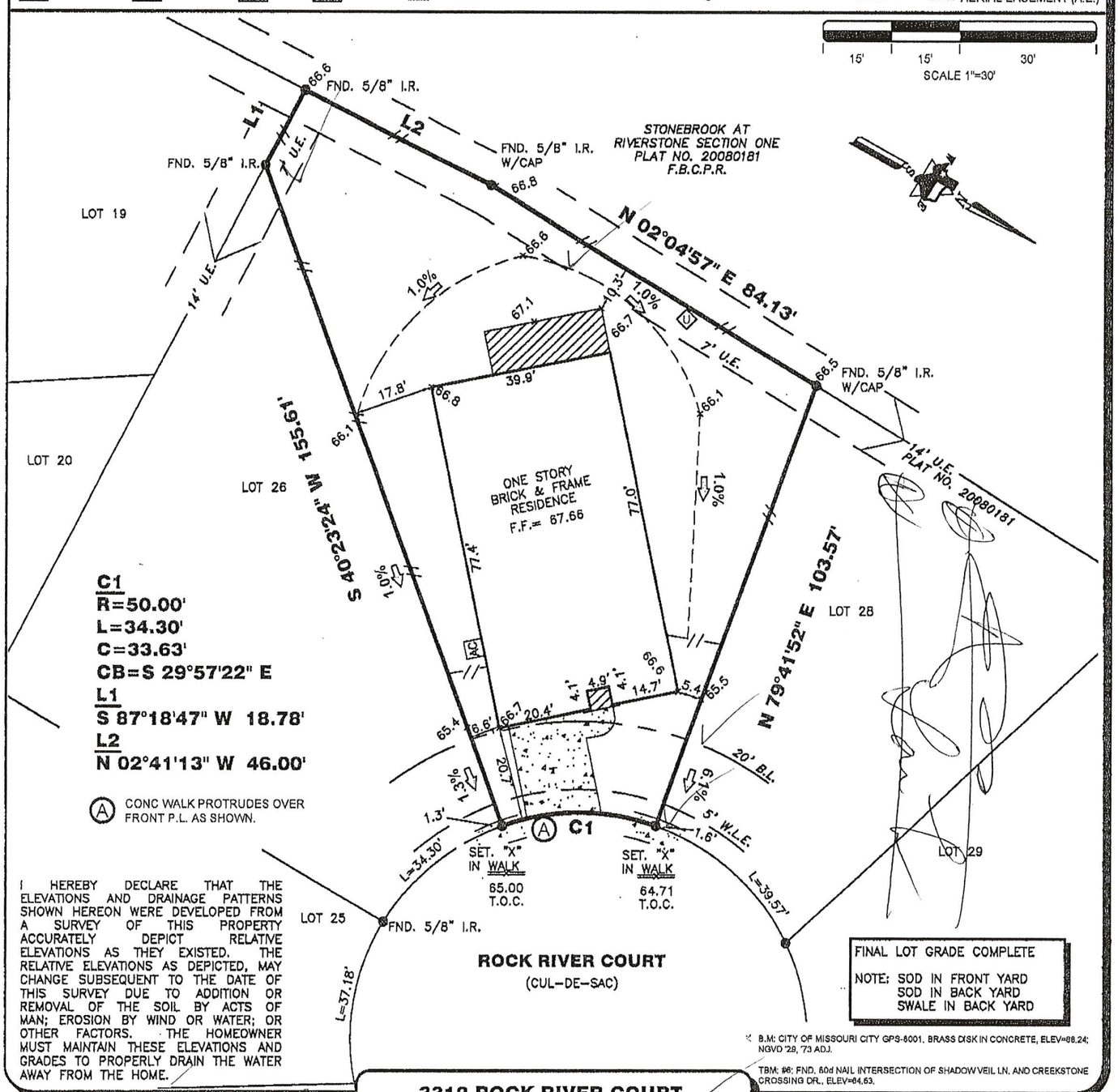
FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

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

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 | ELEC. BOX | UTIL. PED. | MANHOLE



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.

FINAL LOT GRADE COMPLETE

NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

* B.M: CITY OF MISSOURI CITY GPS-8001, BRASS DISK IN CONCRETE, ELEV=68.24; NGVD '29, '73 ADJ.

TBM: #6: FND. 60d NAIL INTERSECTION OF SHADOW VEIL LN. AND CREEKSTONE CROSSING DR., ELEV=64.63.

3312 ROCK RIVER COURT

PROPERTY INFORMATION

LOT 27 BLOCK 2

SUBDIVISION:
STONEBROOK AT RIVERSTONE, SEC. 2

RECORDING INFO:
PLAT NO. 20160025, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
JACK YANG AND LENA L. YANG

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

G.F.# ETH1701052 **G.F. DATE:** 4/27/17

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y28684-17
CLIENT JOB NO: N/A
DRAWN BY: SA
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 06-08-17

FLOOD INFORMATION

F.I.R.M. NO: 48157C **PANEL:** 0295L
REVISED DATE: 04/02/14 **ZONE:** "X-SHADED"

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.

ALL ROD CAPS ARE STAMPED "COSTELLO, INC.", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20160025, P.R.F.B.C.TX, F.B.C.C.F. NOS. 2001047889, 2002055281, 2003113110, 2005018977, 2006137983, 2006137984, 2006137989, 2007108918, 2007127626, 2009113058, 2011097942, 2011097944, 2011097945, 2011097947, 2011117099, 2011117100, 2015056758, 2015056520, 2015060213, 2016035464.

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 MISSOURI CITY), 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.

8/25/17

REVISIONS

NO.	DATE	REASON	BY
1	06-08-17	FORM	OS
2	8/24/17	FINAL	JVG

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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

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

08/25/2017
SURVEYOR REGISTRATION