

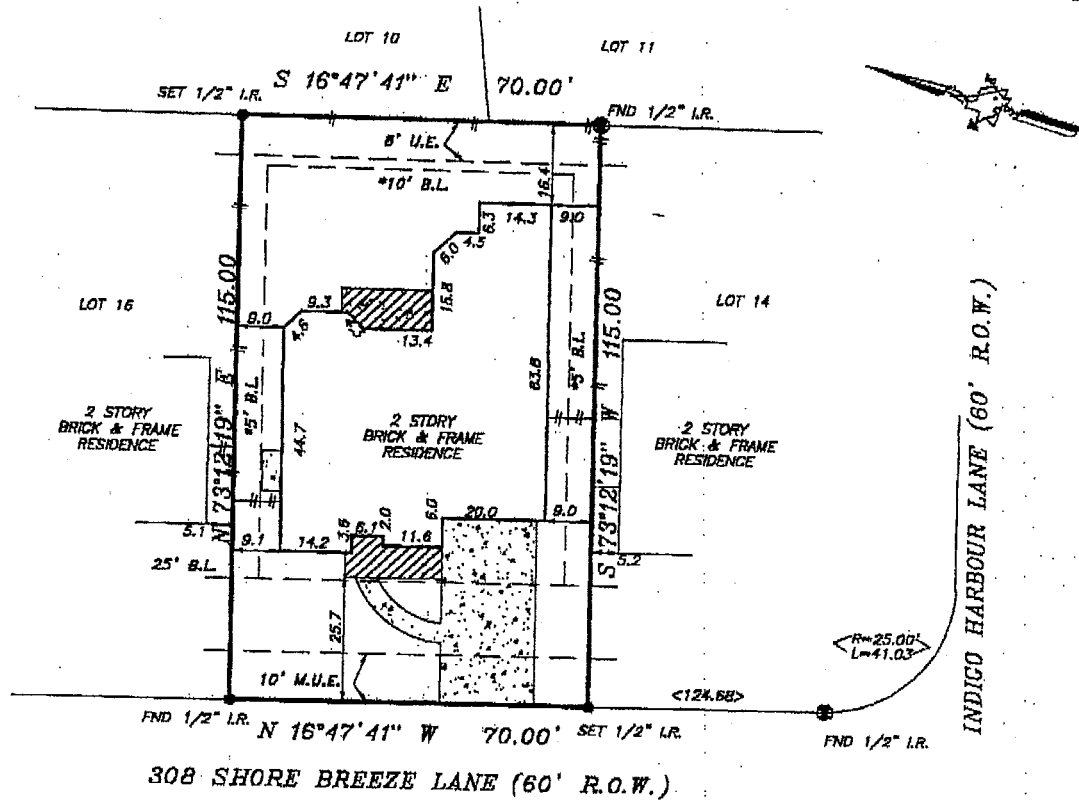


TRI-TECH SURVEYING CO, INC.

5210 SPRUCE STREET

BELLAIRE, TEXAS, 77401

PHONE: (713) 667-0800



NO IMPROVEMENTS SHALL BE LOCATED 10' FROM THE REAR PROPERTY LINE PER C.F.# 9815473, O.P.R.R.P.G.C.TX.

SUBJECT TO VISIBLE AND APPARENT EASEMENTS NOT OF RECORD OVER, UNDER AND ACROSS THE PROPERTY HEREIN DESCRIBED.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

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 ITS ACCURACY.

PROPERTY SUBJECT TO CITY OF LEAGUE CITY BUILDING ORDINANCES:

SETBACKS SHALL BE 25' IN FRONT, 10' FROM THE REAR LOT LINE, 10' FROM THE SIDE OF CORNER LOTS, AND 5' ON THE SIDES. 101-10(b)(2)(A)

(PATIO HOMES):

BUILDING SETBACKS FOR PATIO HOMES SHALL BE AS FOLLOWS: 20' IN FRONT, 10' ON ONE SIDE, 10' FROM THE REAR LOT LINE AND ZERO FEET TO 2' MAXIMUM ON THE REMAINING SIDE. THERE SHALL BE AT LEAST 10' BETWEEN STRUCTURES ON ADJACENT LOTS. 102-11(b)

BUILDER MUST VERIFY MINIMUM REQUIREMENTS OF PROPOSED FINISHED FLOOR ELEVATIONS FOR F.I.R.M. ZONE "X" WITH LOCAL GOVERNING AGENCY, PRIOR TO STARTING CONSTRUCTION.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

BEARINGS SHOWN REFERENCED TO:
N 16° 47' 41" W ALONG SHORE BREEZE LANE

LEGEND	
	CONCRETE
	COVERED
	ASPHALT
	IRON FENCE
	WOOD FENCE
	CONTROLLING MONUMENT
	CHAIN LINK FENCE

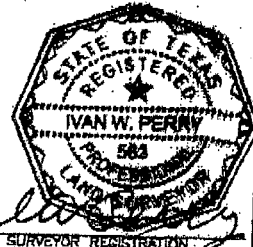
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY TRAVIS TITLE CO., G.F. No. 022001358 DATED 9-29-02

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 direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: S. NGUYEN

BOUNDARY SURVEY OF

LOT 15 BLOCK 1 OF PALM COVE SECTION TWO PHASE ONE
 RECORDED IN PLAT RECORD 18, PAGE 936 MAP RECORDS GALVESTON
 COUNTY, TEXAS.
 BORROWER: LEONARD LEE SEGURA AND CINDY H. SEGURA
 TITLE COMPANY: TRAVIS TITLE G.F.# 022001358
 SURVEYED FOR: EMERALD HOMES
 F.I.R.M. MAP No.: 485488 PANEL No.: Q010D ZONE: "X" REVISED: 9-22-99
 DATE: 10-17-02 SCALE: 1"=30' JOB No.: E1183-02



Handwritten signatures and notes:
Ivan Perry
Leo Segura
Cindy Segura