*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES
WIRE FENCE —X—
CHAIN LINK FENCE —O—
IRON FENCE —I—
WOOD FENCE —//—
OVERHEAD UTILITIES —U—

BL = BUILDING LINE
PL = PROPERTY LINE
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
MH = MANHOLE
FNC = FENCE
BUILDING LINE
ESMT LINE
AERIAL ESMT

I.R. = IRON ROD
I.P. = IRON PIPE
PUE = PUBLIC UTILITY ESMT.
PAE = PERMANENT ACCESS ESMT.
MUE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY
FND = FOUND

LEGEND

CONCRETE
COVERED
SOD
ELECT. BOX
A/C PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

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

THIS 5 FOOT STRIP OR 4055.44 SQ. FT. AREA IS HEREBY DEDICATED FOR THE WIDENING OF F.M. 521

F.M. 521 (115' WIDE)

RESTRICTED RESERVE "B"
0.620 AC. 27,012 SQ.FT.
RESTRICTED TO LANDSCAPE/ OPEN SPACE

WALL 0.8' OUTSIDE P.L.

N 17°28'43" E 60.00'

WALL 0.6' OUTSIDE P.L.

FND 5/8" I.R. W/ TRI-TECH CAP

FND 5/8" I.R. W/ TRI-TECH CAP

14' U.E.

FND 1/2" I.R. W/ TRI-TECH CAP

60.00'

FND 5/8" I.R. W/ TRI-TECH CAP

10' U.E.

5' U.E.

1.0%

1.0%

7.5'

17.6'

3.2'

27.4'

7.5'

N 72°31'17" W 143.00'

S 72°31'17" E 143.00'

LOT 13

LOT 12

LOT 10 RESIDENCE

LOT 9

ONE STORY BRICK & FRAME RESIDENCE FF=103.22

55.8'

56.3'

3' U.E.

5' U.E.

1.1%

1.1%

AC

A

25' B.L.

7.5'

5.3'

2.6'

14.0'

4.3'

5.1'

5.3'

20.5'

7.8'

25.5'

10' W.S.E.

2.7%

3.0%

60.00'

60.00'

12.17'

L=11.65'

P.T.

P.R.C.

FND 5/8" I.R. W/ TRI-TECH CAP

FND 5/8" I.R. W/ TRI-TECH CAP

S 17°28'43" W 60.00'

FND 5/8" I.R. W/ TRI-TECH CAP

FND 5/8" I.R. W/ CAP

100.00 T.O.C.

T.B.M.: ASSUMED ELEV.=100.00' "V" CUT AT T.O.C.

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

LEAFWOOD LANE (50' R.O.W.)

Ⓐ AC PAD PROTRUDES INTO 5' U.E. AS SHOWN.

2808 LEAFWOOD LANE

PROPERTY INFORMATION

LOT 11 BLOCK 2

SUBDIVISION:
SHADOW CREEK RANCH SEC. SF-55B

RECORDING INFO:
PLAT NO. 20060103, PLAT RECORDS
FORT BEND COUNTY

BORROWER:
BAOTRAM THI TRAN AND MIN SOO KIM

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

G.F.# ETH1200411 G.F. DATE: 03-22-12

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y20459-12
CLIENT JOB NO: N/A
DRAWN BY: WIDJAJA
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48039C PANEL: 0020H
REVISED DATE: 06-05-89 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.

ALL ROD CAPS ARE STAMPED "TRI-TECH", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT __' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20060103, F.R.F.B.C.TX., F.B.C. FILE NOS. 2001050123, 2001095077, 2001111335, 2002039265, 2002049159, 2002051975, 2002139337, 2002040563, 2004018022, 2004054723, 2005017055, 2005095499, 2006025437, 2006030162, 2006093110, 2006152050, 2007040091, 2008041044, 2008055277, 2008057626, 2008072510, 2008072511, 2008077941, 2008129340, 2009003857, 2011065270

C.O.H. ORDINANCE 85-1078 PER H.C.C.F. # N-253585 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# N-337673 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 PEARLAND), 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.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO	DATE	REASON	BY
1.	01-26-12	BOUNDARY SURVEY	
2.	01-31-12	FORM SURVEY	GUN
3.	04-07-12	FINAL	TDA

TRI-TECH SURVEYING COMPANY, L.P.
WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Houston, Texas 77042
Phone: (713) 667-0800
Fax: (713) 667-4610

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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04-10-12

STATE OF TEXAS REGISTERED RALPH C. HILTON 5797 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION