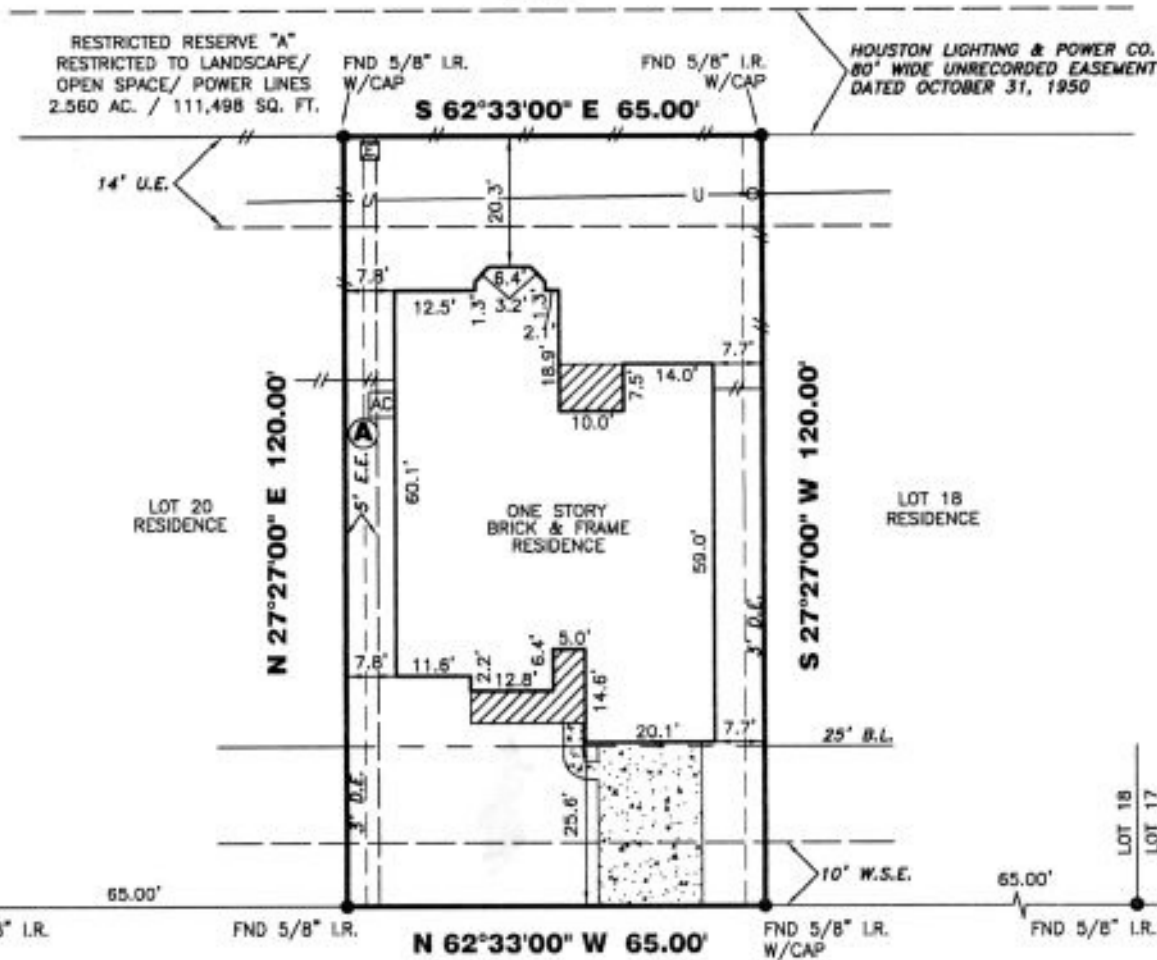




SHADOW CREEK RANCH SF-35  
VOL.24, PG.265-266  
B.C.P.R.

RESTRICTED RESERVE "A"  
RESTRICTED TO LANDSCAPE/  
OPEN SPACE/ POWER LINES  
2.560 AC. / 111,498 SQ. FT.

HOUSTON LIGHTING & POWER CO.  
80' WIDE UNRECORDED EASEMENT  
DATED OCTOBER 31, 1950



**13109 CENTERBROOK LANE (50' R.O.W.)**

- REVISIONS
- 04-09-10 BOUNDARY SURVEY
  - 06-11-10 FORM SURVEY (GUN)
  - 08-03-10 FINAL SURVEY
  - 03-25-11 ADD BUYER (S. GUN)

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

- \*CITY OF PEARLAND ORDINANCES
- \*\*DEED RESTRICTIONS FOR SHADOW CREEK RANCH PER B.C.C. FILE NO. 01-051825
- \*\*\*DEED RESTRICTIONS FOR VILLAGE OF BISCAYNE BAY PER B.C.C. FILE NO. 04-034202
- \*\*\*\*BUILDER GUIDELINES FOR SHADOW CREEK RANCH

ALL ROD CAPS ARE STAMPED "WEST BELT", UNLESS OTHERWISE NOTED.

ALL SIDE LOT LINES ARE THE CENTERLINE OF A 5' DRAINAGE EASEMENT TO EACH ADJACENT LOT PER RECORDED PLAT NOTE # 7.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER VOL. 24, PAGE 302-303, P.R.B.C.TX., B.C.C. FILE NOS. 99-015676, 01-024866, 01-024867, 01-042985, 01-051825, 02-010779, 02-010780, 02-020479, 02-065581, 2004018022, 2004034202, 2004049611, 2004053795, 2004056046, 2004068450, 2005008530, 2005012125, 2005012126, 2005012550, 2005019208, 2005027267, 2005066790, 2006070798, 2006072217, 2008058686.

BEARINGS REFERENCED TO: PLAT NORTH.

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

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION

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

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

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS (F.I.R.M.'s). 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.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL. THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2011, TRI-TECH SURVEYING CO., L.P.

LEGEND		REVISIONS	
	CONCRETE		WOOD FENCE
	COVERED		IRON FENCE
	SOD		WIRE FENCE
	MANHOLE		CHAIN LINK FENCE
	FIRE HYDRANT		
	ELECT BOX		
	WATER METER		
	LIGHT STANDARD		
	OH UTILITY		
	UTILITY POLE		
	UTIL PEDESTAL		
	AC PAD		

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 EMPIRE TITLE COMPANY, LTD., G.F. No. 2011-02-5222, DATED 03-13-11.

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

drawn by: WIDJAJA

**BOUNDARY SURVEY OF**

Address: 13109 CENTERBROOK LANE  
LOT 19, BLOCK 1 OF SHADOW CREEK RANCH SF-36  
RECORDED IN VOLUME: 24 PAGE NO. 302-303, PLAT RECORDS, BRAZORIA COUNTY, TX  
BORROWER: SHALESHA LASHAWN GALLOWAY  
TITLE COMPANY: EMPIRE TITLE COMPANY, LTD G.F.# 2011-02-5222  
SURVEYED FOR: GEHAN HOMES, LTD.  
F.I.R.M. MAP NO. 48039C PANEL# 00101 ZONE "X" REVISED 9-22-99  
DATE: SEE REVISIONS SCALE: 1" = 30' JOB NO. G5295-10

