



# 2208 Pearl Bay Court

Being Lot 21, in Block 1, of Final Plat of Shadow Creek Ranch, SF-47, a subdivision in Fort Bend County, Texas according to the Map or Plat thereof, recorded in Plat No. 20050111 of the Plat Records of Fort Bend County, Texas.

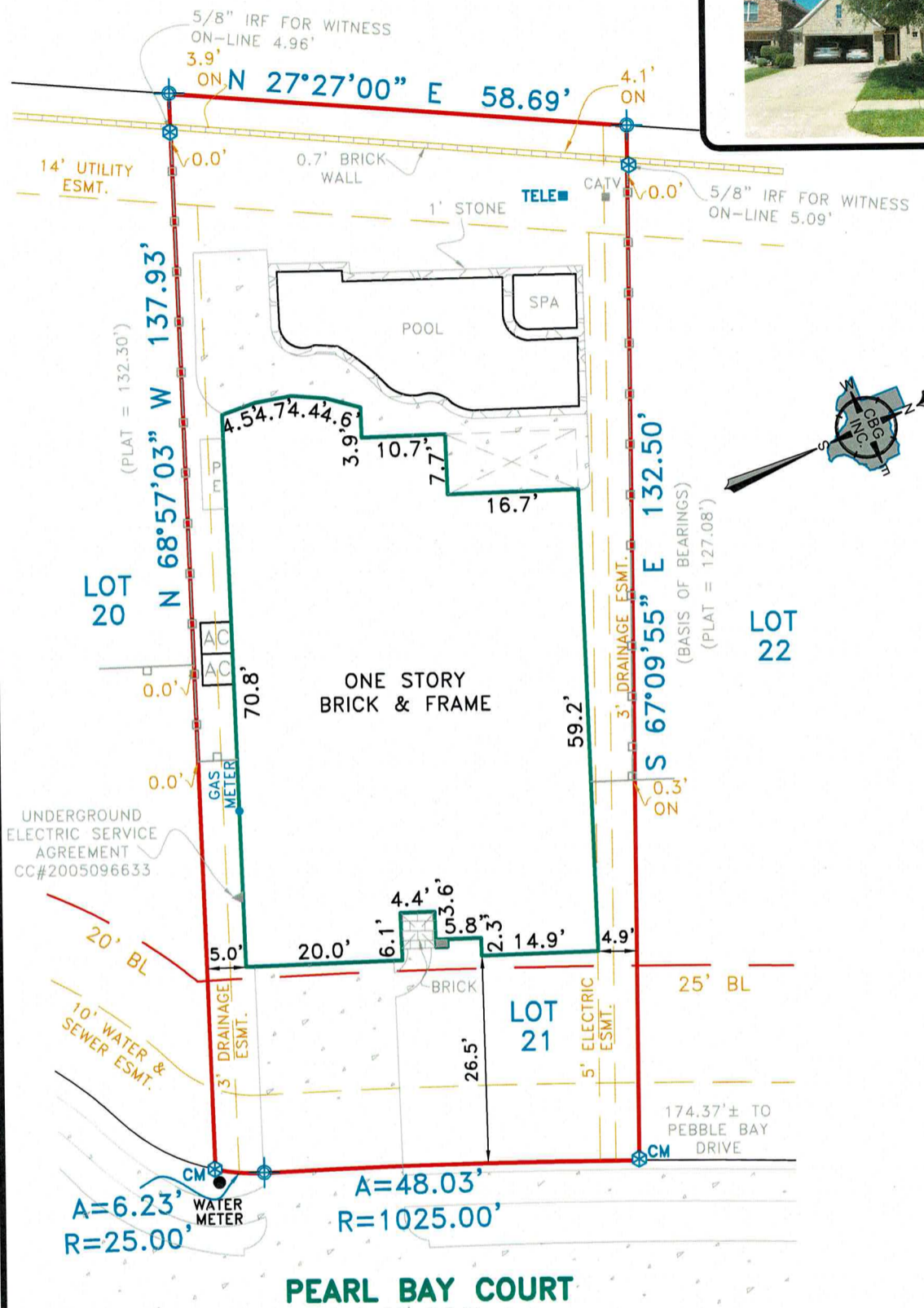


**PATTEN LAW FIRM**  
A CLOSING OFFICE FOR TEXAS AMERICAN TITLE COMPANY  
Raising the Bar for Closing Services



## TRINITY BAY DRIVE

80' R.O.W.



## PEARL BAY COURT

50' R.O.W.

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- U— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- ▭ CONCRETE
- ▨ COVERED AREA

### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS

CONTAINED IN INSTRUMENTS RECORDED IN Plat No. 20050111, of the Plat Records of Fort Bend County, Texas; and by instrument(s) recorded under Fort Bend County Clerk's File No(s).

- 2001095077, 2001111335, 2002049459, 2002051975,
- 2003040869, 2004054723, 2005017955, 2005085498,
- 2005090047, 2007088578, 2008041944, 2008055277,
- 2008057526, 2008072510, 20080752511, 2008077941,
- 2008129840, 2009003857, 2009132467, 2009132469,
- 2009133431, 2009133432, 2010058033, 2010100284,
- 2010062563, 2011000106, 2011006523, 2011051846,
- 2011095135, 2011095136, 2011095137, 2011095138,
- 2011095139, 2011095140, 2011099166, 2011099167,
- 2011099168, 2011099169, 2011099173, 2011099174,
- 2011099175, 2011100114, 2011101603, 2011101604,
- 2012005922, 2012008147, 2012008148, 2012008149,
- 2012008153, 2012008840, 2012009583, 2012024301,
- 2012028878, 2012028878, 2012040266, 2012040269,
- 2013014348, 2013014357, 2013032678, 2013141425,
- 2013152858, 2013159998, 2013159999, 2014013075,
- 2014138662, 2014138782, 2014138797, 2015081478,
- 2015112414, 2016036671, 2016036672, 2016047884,
- 2017064496

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48157C0310L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Patten Law Firm. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: VJG/SN

Scale: 1" = 20'

Date: 4-26-18

GF No.: 2799418-06926

Job No. 1808507



**CBG**  
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Accepted by: \_\_\_\_\_

Purchaser

Date: \_\_\_\_\_

Purchaser