

- * 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 — — — —

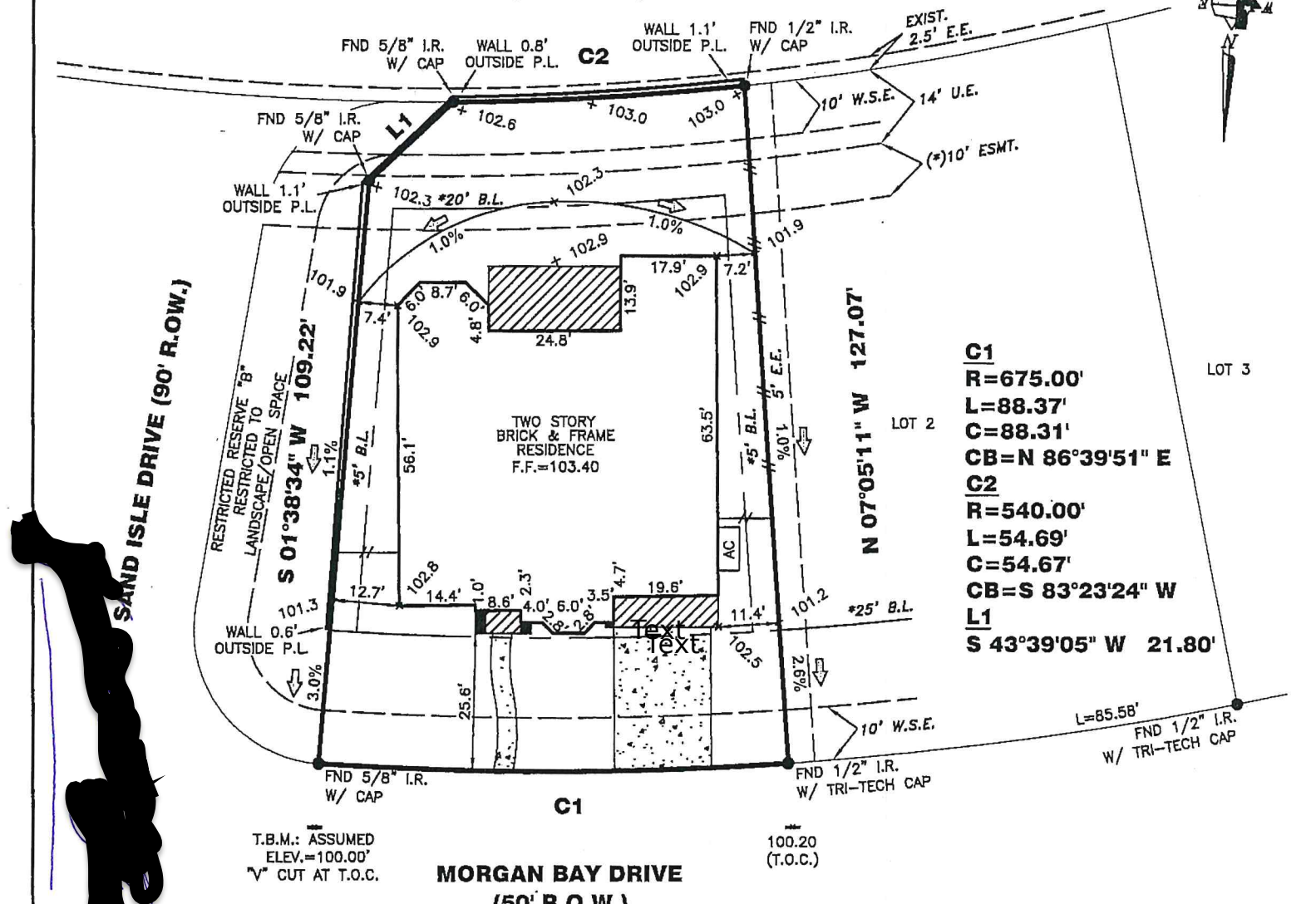
- I.R. = IRON ROD
- I.P. = IRON PIPE
- PUE = PUBLIC UTILITY ESMT.
- PAE = PERMANENT ACCESS ESMT.
- MUE = MUNICIPAL UTILITY ESMT.
- SSE = SANITARY SEWER ESMT.
- WLE = WATERLINE EASEMENT
- ROW = RIGHT OF WAY
- FND = FOUND

LEGEND

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



SHADOW CREEK RANCH
SF-59
PLAT NO. 20050261
F.B.C.P.R.
ARCADIA BAY DRIVE
(80' R.O.W.)



- LOT 3
- C1**
R=675.00'
L=88.37'
C=88.31'
CB=N 86°39'51" E
- C2**
R=540.00'
L=54.69'
C=54.67'
CB=S 83°23'24" W
- L1**
S 43°39'05" W 21.80'

MORGAN BAY DRIVE
(50' R.O.W.)

(*) 10' CENTERPOINT ENERGY ET AL ESMT.
PER F.B.C.C.F. NO. 2014025419

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

13902 MORGAN BAY DRIVE

PROPERTY INFORMATION

LOT 1 BLOCK 1

SUBDIVISION:
SHADOW CREEK RANCH SF-60 AMENDING PLAT NO. 1

RECORDING INFO:
PLAT NO. 20130253, PLAT RECORDS
FORT BEND COUNTY

BORROWER:
JENNIFER A. JENKINS & JAMES LEUELLEN

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD
G.F.# ETH1401476 G.F. DATE: 08-14-14

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y24325-14

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: 48157C PANEL: 0310L

REVISED DATE: 04-02-14 ZONE: "X"

NOTES:

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

ALL ROD CAPS ARE STAMPED "L.J.A. ENG.", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20130253, P.F.R. B.C.TX., F.B.C. FILE NOS. 2001080123, 2001095077, 200111535, 2002039285, 2002049485, 2002051875, 2002139337, 2003040869, 2004018022, 2004064723, 2005017655, 2005085498, 2006025437, 2006030162, 2006093110, 2006152058, 2007040091, 2008041944, 2008052577, 2008067526, 2008072510, 2008072511, 2008077941, 2008129840, 2009033857, 2011089270, 2012008153, 2012008840, 2012018401, 2012024301, 2012028879, 2012040255, 2012040256, & 2012040259, 2013014089, 2008080041, 2013117443.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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.	06-17-14	BOUNDARY SURVEY	
2.	07-01-14	FORM SURVEY	GUN
3.	09-16-14	FINAL SURVEY	JF

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM

10401 Westoffice Drive Phone: (713) 667-0800
Houston, Texas 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 101159C

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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09.18.14

RALPH C. HILTON
5797
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

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.