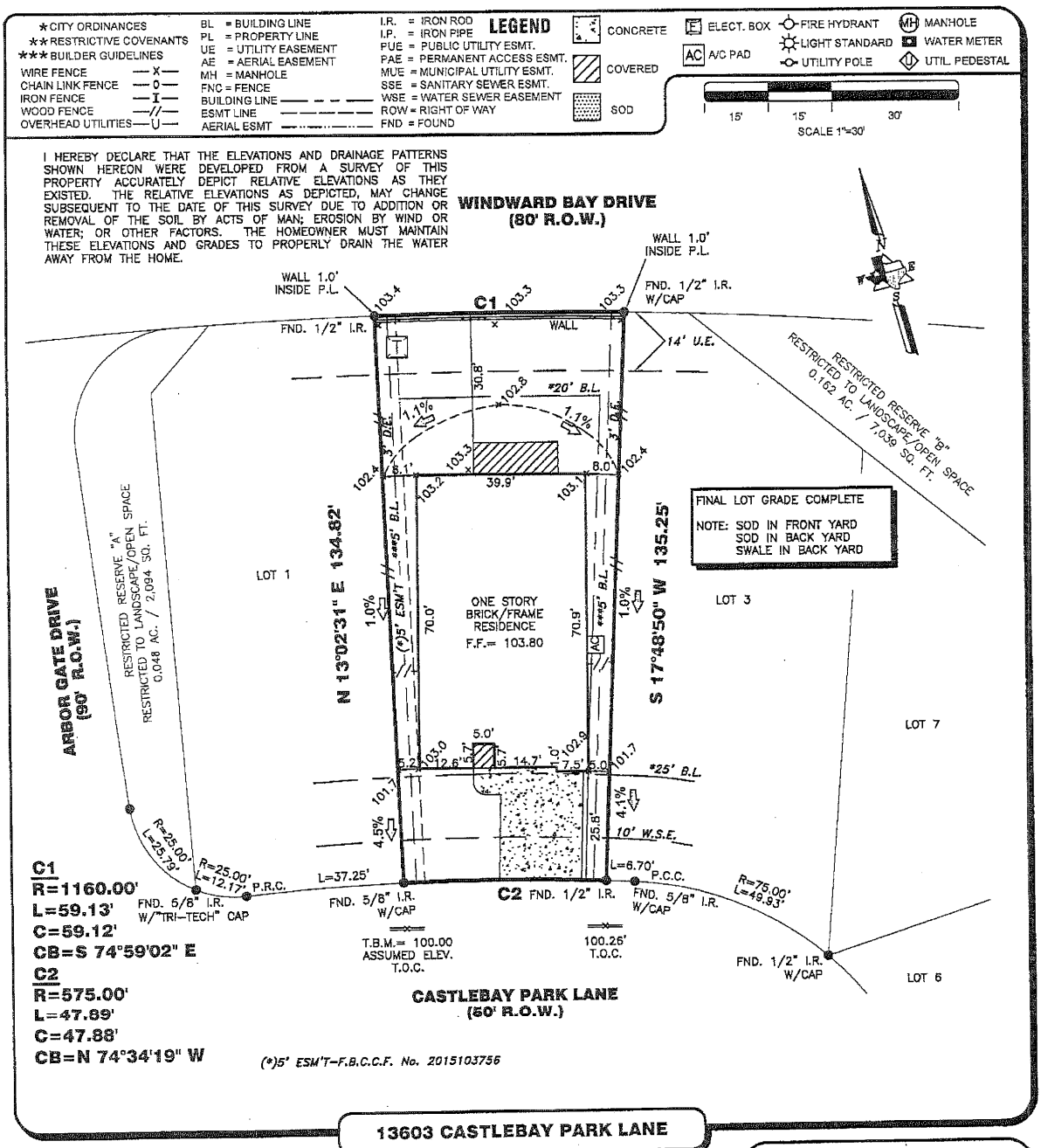

13603 CASTLEBAY PARK LANE

PROPERTY INFORMATION

LOT 2 BLOCK 1

SUBDIVISION:
SHADOW CREEK RANCH SF-58 REPLAT NO. 1

RECORDING INFO:
PLAT NO. 20150079, PLAT RECORDS
FORT BEND COUNTY, TEXAS

BORROWER:
ANDRES JASSO AND BRITTANY ELIZABETH TEAT

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

G.F.# ETH1602826 G.F. DATE: 12/26/16

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y27574-16
CLIENT JOB NO:
DRAWN BY: SK
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 08/19/16

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0320L
REVISED DATE: 04-02-14 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 "LJA ENG", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' 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. 20150079 AND 2006297, P.A.F.B.C.TX., F.B.C. FILE NOS. 2006297, 2001095077, 2001111335, 2002049459, 2002051975, 2003040869, 2004016022, 2004054723, 2005017655, 2007069578, 2008072511, 2008077941, 2008129840, 2009003857, 2009132487, 2009132489, 2009133431, 2009133432, 2010100294, 2011000106, 2011065523, 2011065923, 2011085926, 2011085928, 2011085815, 2011084690, 2011089270, 2011089276, 2011085135, 2011085139, 2011095137, 2011095135, 2011095138, 2011095140, 2011101604, 2011099170, 2011099171, 2011099172, 2011099173, 2011099174, 2011099175, 2011100114, 2012005922, 2012008147, 2012008148, 2012008149, 2012008153, 2012006640, 2012009885, 2012009583, 2012018401, 2012022876, 2012040259, 2012089577, 2013014089, 2013014348, 2013032878, 2013052937, 2013052938, 2013052940, 2013052941, 2013141425, 2013152858, 2013159769, 2013159996, 2014034912, 2014138662, 2014138688, 2014136782, 2015081478, 2015042887

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.

REVISIONS

NO.	DATE	REASON	BY
1.	09/19/16	BOUNDARY SURVEY	-
2.	08/30/16	FORM SURVEY	SK
3.	11-09-16	FINAL SURVEY	KSR
4	01/06/17	ADD BUYER	KLS

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

CERTIFICATION FIRM REG. NUMBER 10115900

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 VAUID FOR THIS TRANSACTION ONLY.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE

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STATE OF TEXAS REGISTERED MARK S. BROWN 5553 PROFESSIONAL LAND SURVEYOR

01/06/2017
SURVEYOR REGISTRATION