

**CITY ORDINANCES**  
 \*\*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES

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

**LEGEND**  
**CONCRETE**  
**COVERED**  
**SOD**

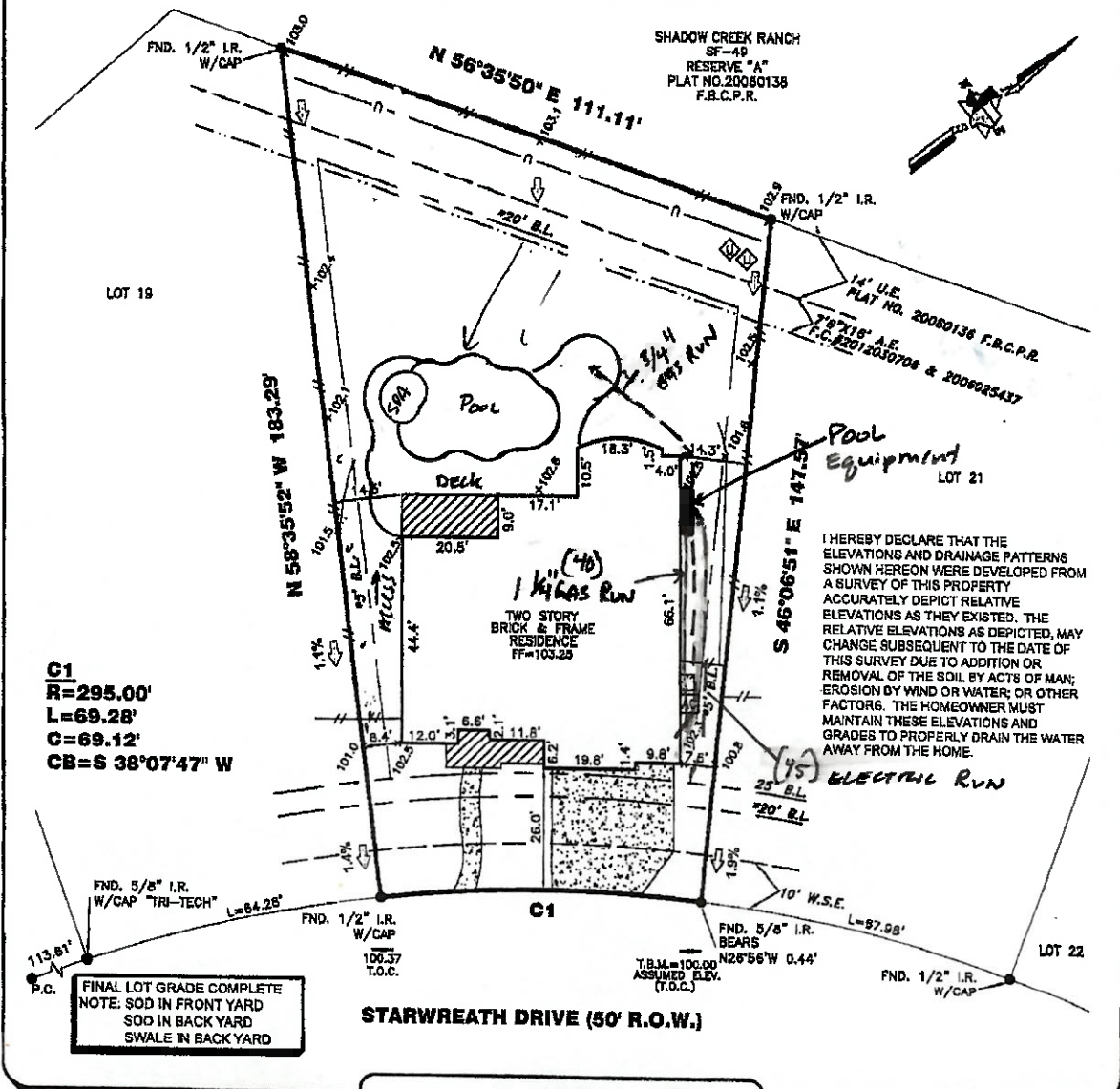
**CONCRETE**  
**ELECT. BOX**  
**AC PAD**  
**AC**

**FIRE HYDRANT**  
**LIGHT STANDARD**  
**UTILITY POLE**

**MANHOLE**  
**WATER METER**  
**UTIL. PEDESTAL**

**I.R.** = IRON ROD  
**LP** = 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

**SCALE 1"=30'**  
 15' 10' 30'



**C1**  
**R=295.00'**  
**L=69.28'**  
**C=69.12'**  
**CB=S 38°07'47" W**

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

**STARWREATH DRIVE (50' R.O.W.)**

**13621 STARWREATH DRIVE**

**PROPERTY INFORMATION**

LOT 20 BLOCK 1

**SUBDIVISION:**  
 SHADOW CREEK RANCH SF-49 PARTIAL REPLAT NO. 1

**RECORDING INFO:**  
 PLAT NO. 20110169, PLAT RECORDS  
 FORT BEND COUNTY

**BORROWER:**  
 CHRISTOPHER RICHARD FLETCHER

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

**G.F.#** ETH1400293 **G.F. DATE:** 04-24-14

**SURVEYED FOR:**  
 PERRY HOMES, LLC

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**DRAWING INFORMATION**

**TRI-TECH JOB NO:** Y23834-14

**CLIENT JOB NO:** ETH1202496

**DRAWN BY:** MC

**BEARING BASE:** REFERRED TO PLAT NORTH

**FIELD DATE:** 03-19-14

**NOTES:**

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

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

BEARING AND DISTANCE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20110169, P. 4 OF S.D.T.S., P. 6 OF S.D. FOR ROW: 2001080910, 200405677, 200111416, 200202286, 200704648, 200208187, 200212327, 200304084, 200401602, 200504728, 200601186, 200608494, 200602437, 200602302, 200603010, 200611206, 200710097, 200801164, 200802077, 200805014, 200807010, 200807811, 200807781, 200812840, 200805287, 201108220, 201200183, 201200440, 201201409

C.O.M. ORDINANCE 66-1878 PER H.O.C.P. #4-203886 AND O.C.H. ORDINANCE 66-1812 PER A.L.C.C.P. #1-287878 AND AMENDED BY C.O.H. ORDINANCE 1980-261

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 CHANGES WOULD BE RECORDED, 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 (SUCH AS RESTRICTIONS REGARDING ZONING ORDINANCES INCLUDING CITY OF PEARLAND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY SEWERS, 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 BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

**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 10115600

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 RPD or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
 THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE

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061814

**STATE OF TEXAS**  
**REGISTERED**  
**RALPH D. JILTON**  
**5737**  
**LAND SURVEYOR**

*Ralph D. Jilton*  
 SURVEYOR REGISTRATION

**FLOOD INFORMATION**

F.I.R.M. NO: 48167C PANEL: 03101

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 EXACTNESS OR ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**REVISIONS**

NO.	DATE	REASON	BY
1	08-10-14	FINAL	TDJ