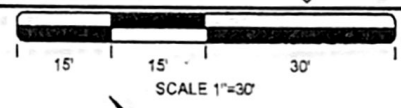


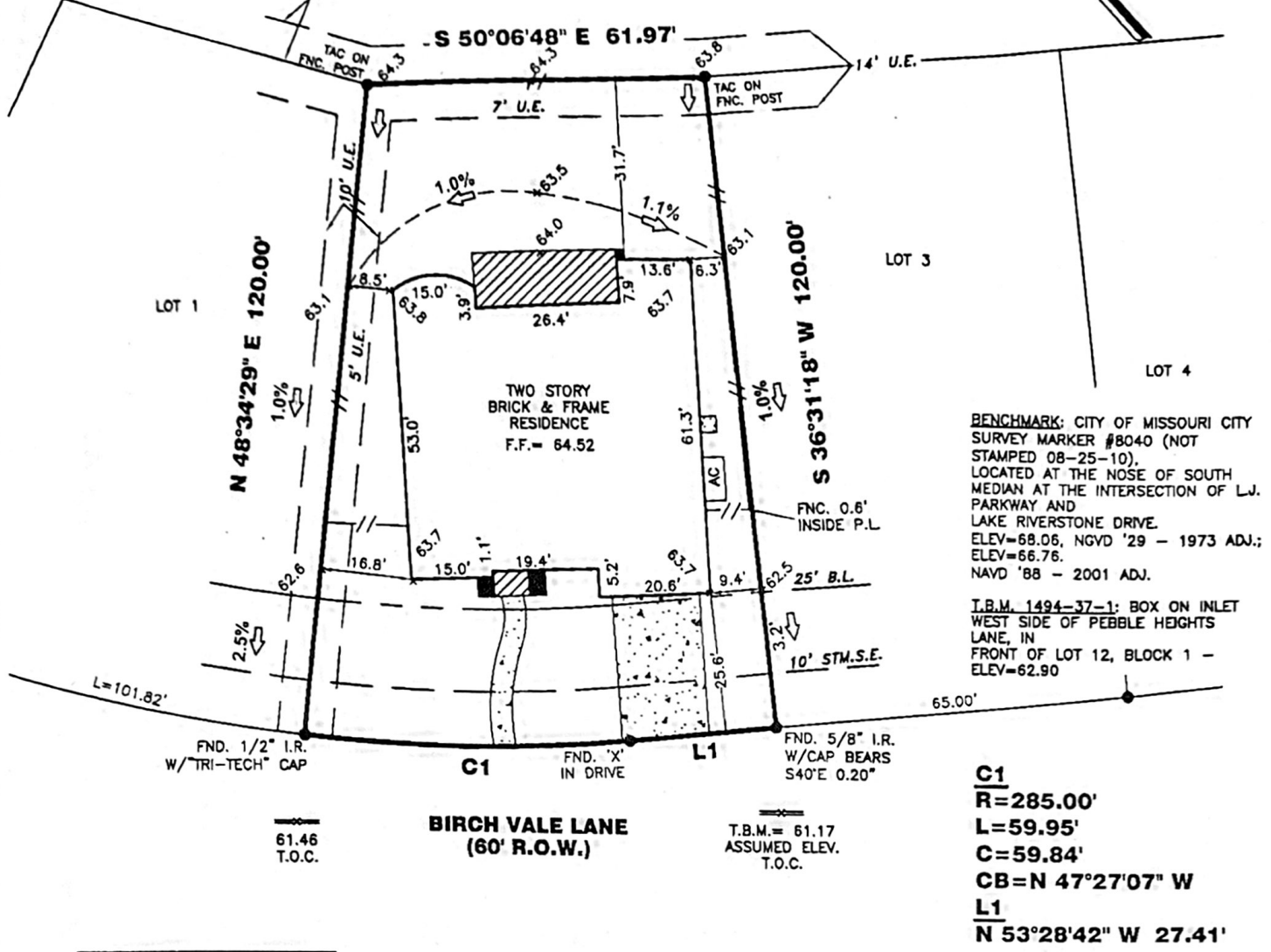
**LEGEND**

★ CITY ORDINANCES	BL = BUILDING LINE	I.R. = IRON ROD	CONCRETE	ELECT. BOX	FIRE HYDRANT	MH = MANHOLE
★★ RESTRICTIVE COVENANTS	PL = PROPERTY LINE	I.P. = IRON PIPE	COVERED	AC PAD	LIGHT STANDARD	WATER METER
★★★ BUILDER GUIDELINES	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT.	SOD		UTILITY POLE	UTIL PEDESTAL
WIRE FENCE — X —	AE = AERIAL EASEMENT	PAE = PERMANENT ACCESS ESMT.				
CHAIN LINK FENCE — O —	MH = MANHOLE	MUE = MUNICIPAL UTILITY ESMT.				
IRON FENCE — I —	FNC = FENCE	SSE = SANITARY SEWER ESMT.				
WOOD FENCE — // —	BUILDING LINE	WLE = WATERLINE EASEMENT				
OVERHEAD UTILITIES — U —	ESMT LINE	ROW = RIGHT OF WAY				
	AERIAL ESMT	FND = FOUND				



CALL 33.09 ACRES  
HERRIN RANCH DEV. II  
TRACT A  
C.F. NO. 2010127554  
O.R.F.B.C.

7' U.E.  
C.F. NO. 2013064032  
O.R.F.B.C.



**BENCHMARK:** CITY OF MISSOURI CITY SURVEY MARKER #8040 (NOT STAMPED 08-25-10). LOCATED AT THE NOSE OF SOUTH MEDIAN AT THE INTERSECTION OF L.J. PARKWAY AND LAKE RIVERSTONE DRIVE. ELEV=68.05, NGVD '29 - 1973 ADJ.; ELEV=66.76, NAVD '88 - 2001 ADJ.

**T.B.M. 1494-37-1:** BOX ON INLET WEST SIDE OF PEBBLE HEIGHTS LANE, IN FRONT OF LOT 12, BLOCK 1 - ELEV=62.90

**C1**  
R=285.00'  
L=59.95'  
C=59.84'  
CB=N 47°27'07" W  
**L1**  
N 53°28'42" W 27.41'

**FINAL LOT GRADE COMPLETE**  
NOTE: SOD IN FRONT YARD  
SOD IN BACK YARD  
SWALE IN BACK YARD

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.

**4207 BIRCH VALE LANE**

**PROPERTY INFORMATION**

LOT 2 BLOCK 3

SUBDIVISION:  
SHADOW GLEN AT RIVERSTONE SECTION 4

**RECORDING INFO:**  
PLAT NO. 20130092, MAP RECORDS,  
FORT BEND COUNTY, TEXAS

**BORROWER:**  
LINAN ZHANG AND QIKUN LI

**TITLE CO.**  
CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD.  
G.F.# ETH1700033 G.F. DATE: 12-29-16

**SURVEYED FOR:**  
PERRY HOMES, LLC

**NOTES:**

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

ALL ROD CAPS ARE STAMPED "COSTELLO, INC.", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20130092, M.R.F.B.C. TX, F.B.C.C. FILE NO. 201047889, 2011037183, 2011037184, 2012064604, 2012064605, 2013057829, 2013057830, 2013055871.

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 MISSOURI CITY), 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.

**TRI-TECH**  
SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.  
HOUSTON, TEXAS 77042  
PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

**CERTIFICATION**

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 SURVEYOR'S SEAL AND SIGNATURE

© 2017, TRI-TECH SURVEYING COMPANY, L.P.

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y28237-17

CLIENT JOB NO: N/A

DRAWN BY: SS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 03-09-17

**FLOOD INFORMATION**

F.I.R.M. NO: 48157 PANEL: 0290L

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

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 FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES

**REVISIONS**

NO	DATE	REASON	BY
1	6/6/17	FINAL	JVG
2	6.12.17	RETOPO	TDG

06/12/2017  
SURVEYOR REGISTRATION