

***CITY ORDINANCES**
****RESTRICTIVE COVENANTS**
*****BUILDER GUIDELINES**
 WIRE FENCE —X—
 CHAIN LINK FENCE —O—
 IRON FENCE —I—
 WOOD FENCE —//—
 OVERHEAD UTILITIES —U—

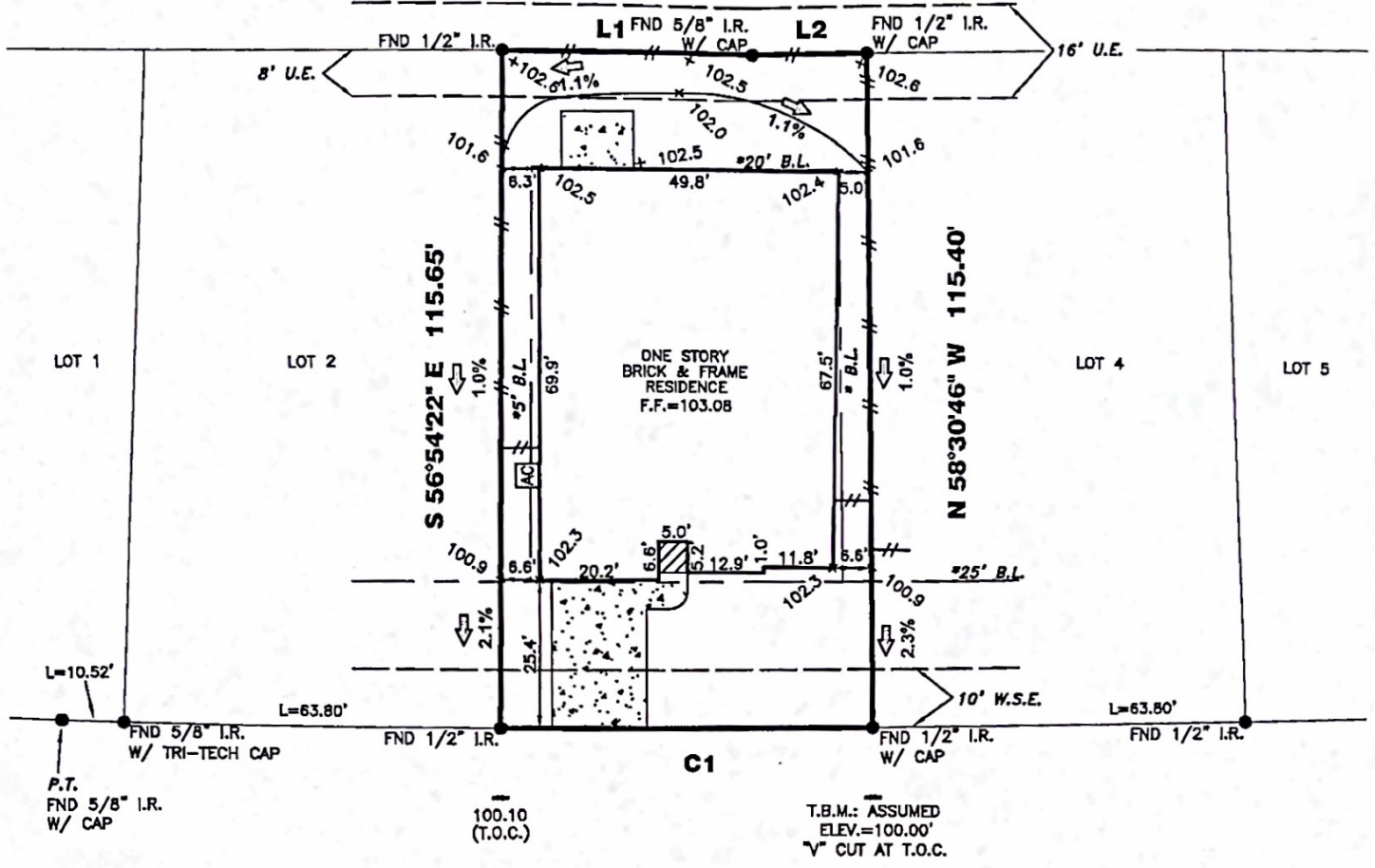
BL = BUILDING LINE
 PL = PROPERTY LINE
 UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT
 MH = MANHOLE
 FNC = FENCE
 BUILDING LINE
 ESMT LINE
 AERIAL ESMT

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

SCALE 1"=30'
 15' 15' 30'

Chalard Jitkaroon 7-11-2014
 Chalard Jitkaroon 7-11-2014
 SHADOW CREEK RANCH
 SF-45A
 PLAT NO. 20050108
 F.B.C.P.R.



C1
R=2275.00'
L=63.80'
C=63.80'
CB=N 32°17'26" E
L1
S 33°26'07" W 41.50'
L2
S 30°33'03" W 19.08'

BISCAYNE LAKE LANE (50' R.O.W.)

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.

2105 BISCAYNE LAKE LANE

PROPERTY INFORMATION
 LOT 3 BLOCK 1
 SUBDIVISION:
 SHADOW CREEK RANCH SF-45B, PARTIAL REPLAT NO. 1
 RECORDING INFO:
 PLAT NO. 20110171, PLAT RECORDS
 FORT BEND COUNTY
 BORROWER:
 CHALARD JITKAROON & CHALEMKWUN JITKAROON
 TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD
 G.F.# ETH1401574 G.F. DATE: 05-22-14
 SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION
 TRI-TECH JOB NO: Y23942-14
 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.", UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20110171, P.R.F.B.C.T.X., F.B.C. FILE NOS. 2001095077, AS REFILED FOR RECORD UNDER 2001111333, 2002204459, 20022081875, 2003040869, 2004054723, 2005017895, 2005085487, 2005088498, 2005090047, 2006062039, 2006182068, 2006180419, 2007081454, 2007088578, 2008041944, 2008052277, 2008057528, 2008072511, 2008077841, 2008120840, 2009003857, 2009153487, 2009152489, 2009153431, 2009153432, 2010058233, 2010062583, 2011000108, 2011006523, 2011065923, 2011065928, 2011069916, 2011069917, 2011069918, 2011069919, 2011069920, 2011069921, 2011069922, 2011069923, 2011069924, 2011069925, 2011069926, 2011069927, 2011069928, 2011069929, 2011069930, 2011069931, 2011069932, 2011069933, 2011069934, 2011069935, 2011069936, 2011069937, 2011069938, 2011069939, 2011069940, 2012009581, 20120118401, 2012028678, 2012040255, 2012040256, 2012089577, 2013014089, 2013014348, 2013032678 C.P.R.F.B.C., TX.
 C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253885 AND C.O.H. ORDINANCE 88-1312 PER H.C.C.F. # M-337673 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.	03-25-14	BOUNDARY SURVEY	GUN
2.	03-28-14	FORM SURVEY	GUN
3.	06-19-14	FINAL SURVEY	JF

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 Houston, Texas 77042 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 VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE
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07 09 14

 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.