

**\*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 [Symbol]  
COVERED [Symbol]  
SOD [Symbol]

ELECT. BOX [Symbol]  
A/C PAD [Symbol]

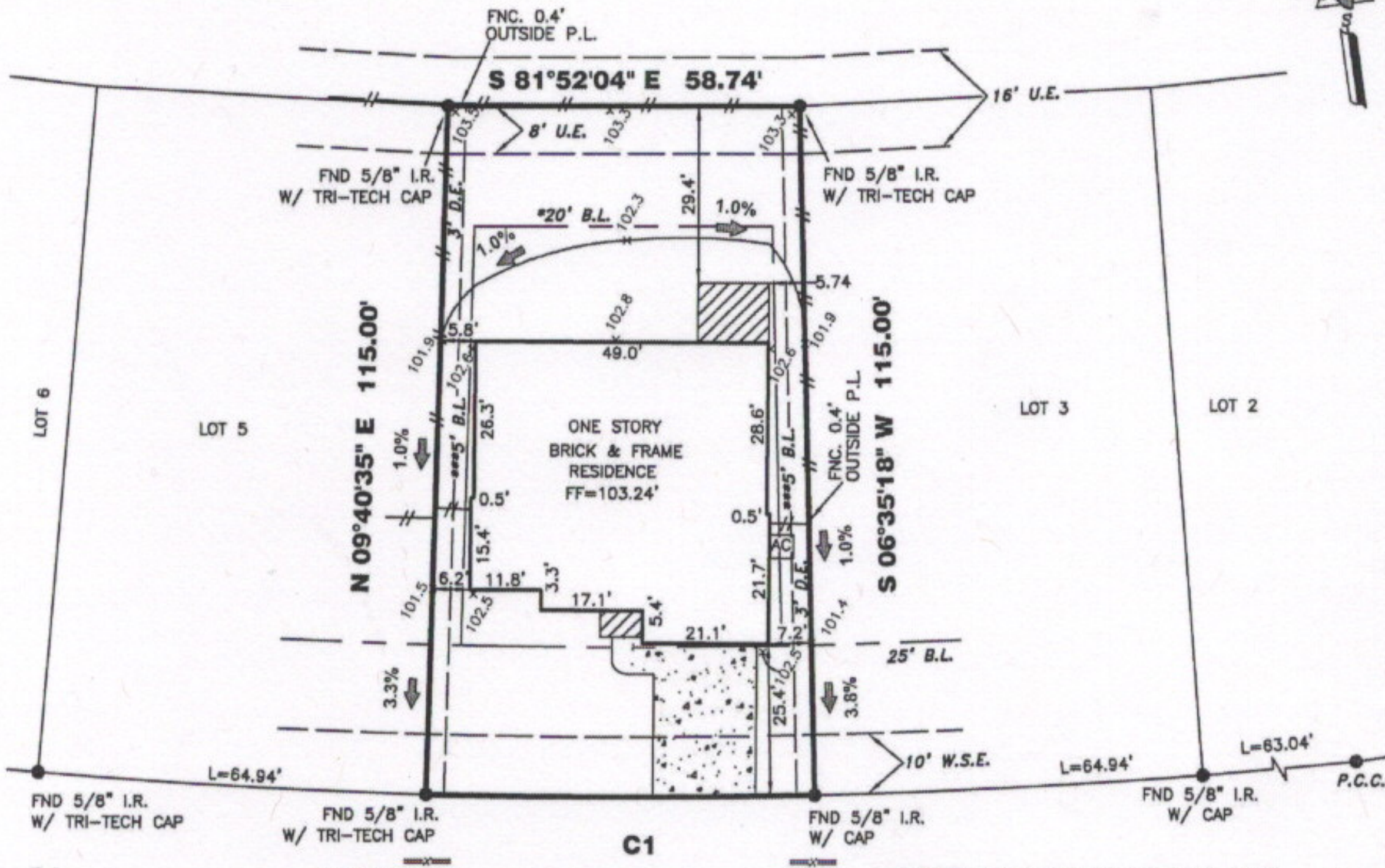
FIRE HYDRANT [Symbol]  
LIGHT STANDARD [Symbol]  
UTILITY POLE [Symbol]

MANHOLE [Symbol]  
WATER METER [Symbol]  
UTIL. PEDESTAL [Symbol]

SCALE 1"=30'

15' 15' 30'

SHADOW CREEK RANCH  
SECTION 55A  
PLAT NO. 20060102  
F.B.C.P.R.



**C1**  
**R=1205.00'**  
**L=64.94'**  
**C=64.94'**  
**CB=N 81°52'04" W**

T.B.M.: ASSUMED  
ELEV.=100.00'  
"V" CUT AT T.O.C.

**TIMBER BLUFF DRIVE (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.

**14107 TIMBER BLUFF DRIVE**

**PROPERTY INFORMATION**

LOT 4 BLOCK 2

**SUBDIVISION:**  
SHADOW CREEK RANCH SEC. SF-55B

**RECORDING INFO:**  
PLAT NO. 20060103, PLAT RECORDS  
FORT BEND COUNTY

**BORROWER:**  
OLLIE MOTEN ROY

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

**G.F.#** -ETH120694 **G.F. DATE:** 10-08-12

**SURVEYED FOR:**  
PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y21522-12  
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: 48039C PANEL: 0295J  
REVISED DATE: 06-05-89 ZONE: "X"

**NOTES:**

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

ALL ROD CAPS ARE STAMPED "TRI-TECH", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT " " 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. 20060103, P.R.F.B.C.TX., F.B.C. FILE NOS. 2001060123, 2001060177, 2001111335, 2002039285, 2002049459, 2002051975, 2002139337, 2003040868, 2004010032, 2004054725, 2005017655, 2005085498, 2006025437, 2006030182, 2006083110, 2006152058, 2007040091, 2008041944, 2008055277, 2008057528, 2008072510, 2008072511, 2008077941, 2008129840, 2009030367, 2011069270, 2012098153, 2012008840.

C.O.H. ORDINANCE 85-1878 PER H.C.C.F.# N-253888 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337873 AND AMENDED BY C.O.H. ORDINANCE 1996-262.

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 FEARLAND), 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.

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

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

**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 SURVEYORS SEAL AND SIGNATURE

© 2012, TRI-TECH SURVEYING COMPANY, L.P.

12-05-12

*[Handwritten Signature]*  
SURVEYOR REGISTRATION

**REVISIONS**

NO.	DATE	REASON	BY
1.	08-30-12	BOUNDARY SURVEY	
2.	09-05-12	FORM SURVEY	GUN
3.	11-28-12	FINAL SURVEY	T. GRIF
4.	12-05-12	RETOPO	TDA

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.