

***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

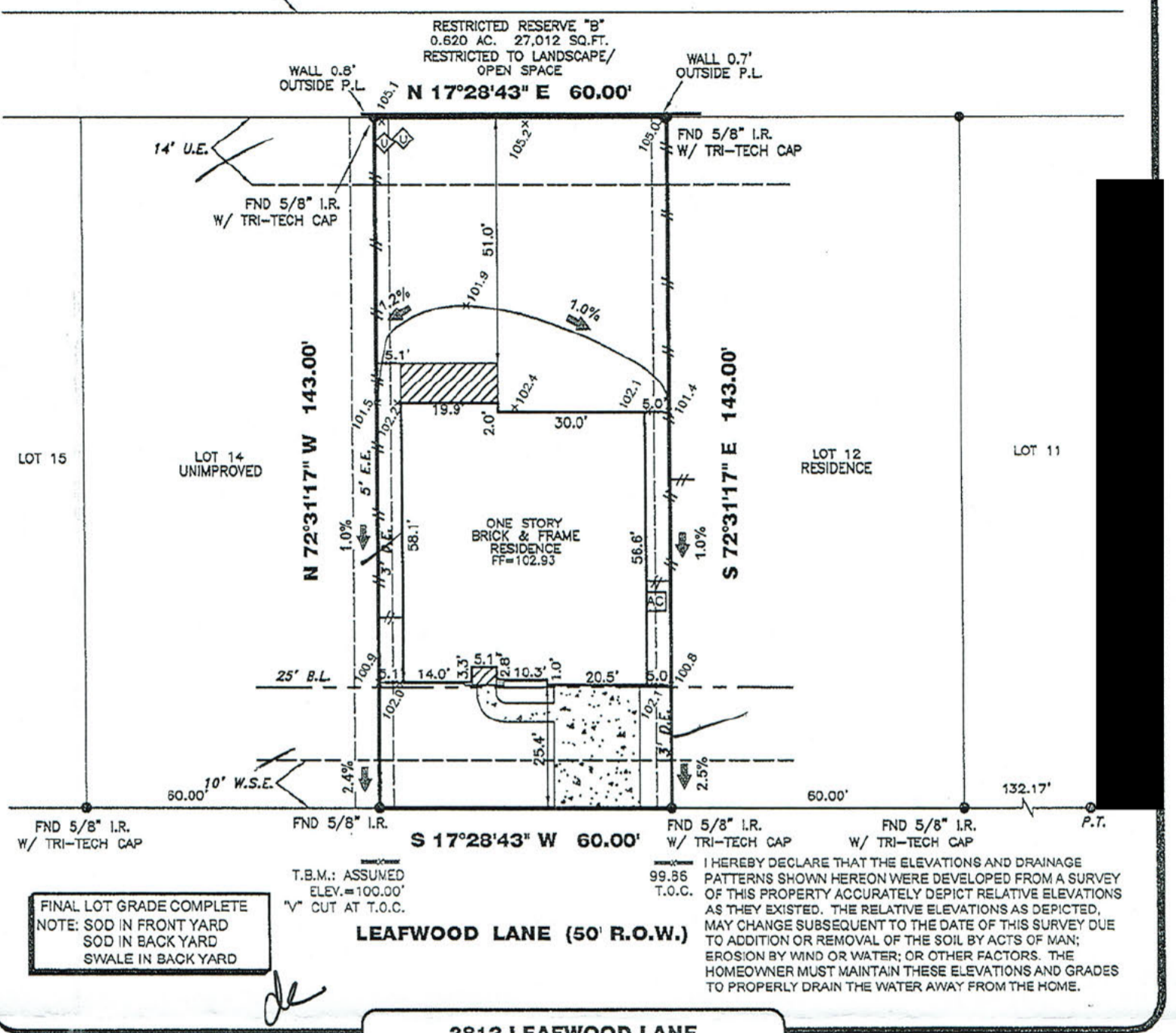
LEGEND
 CONCRETE
 COVERED
 SOD

ELECT. BOX
AC A/C PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

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

THIS 5 FOOT STRIP OR 4055.44 SQ. FT. AREA IS HEREBY DEDICATED FOR THE WIDENING OF F.M. 521

F.M. 521 (115' WIDE)



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.

2812 LEAFWOOD LANE

PROPERTY INFORMATION

LOT 13 BLOCK 2

SUBDIVISION:
SHADOW CREEK RANCH SEC. SF-55B

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

BORROWER:
DIANNE BROWN AND WARDELL BROWN

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD
G.F.# ETH1201128 G.F. DATE: 07-04-12

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 "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. 20000103, P.R.F. B.C. TX., F.B.C. FILE NOS. 2001060123, 2001060077, 2001111033, 2002030285, 2002049429, 2002051975, 2002138337, 2003040809, 2004018022, 2004054723, 2005017656, 2005068408, 20050625437, 2005050182, 2005050110, 2006152058, 2007040061, 2008041844, 2008055277, 2008057326, 2008072510, 2008072511, 2008077941, 2008120840, 2009030857, 2011089270, 2012008150, 2012008840.

C.O.H. ORDINANCE 65-1878 PER H.C.C.F. # N-253688 AND C.O.H. ORDINANCE 69-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1899-232.

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 PLAT AND/OR DEEDS IN CONNECTION 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.

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.

DRAWING INFORMATION

TRI-TECH JOB NO: Y20896-12

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: 0020H

REVISED DATE: 06-05-89 ZONE: "X"

REVISIONS

NO.	DATE	REASON	BY
1.	04-18-12	BOUNDARY SURVEY	
2.	04-23-12	FORM SURVEY	GUN
3.	07-23-12	FINAL	TDA

07-24-12

RALPH C. HILTON
5797
PROFESSIONAL LAND SURVEYOR

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.