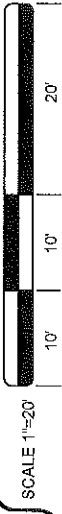


*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT
 BL = BUILDING LINE
 PL = PROPERTY LINE
 IRON FENCE
 WOOD FENCE
 OVERHEAD UTILITIES

LEGEND

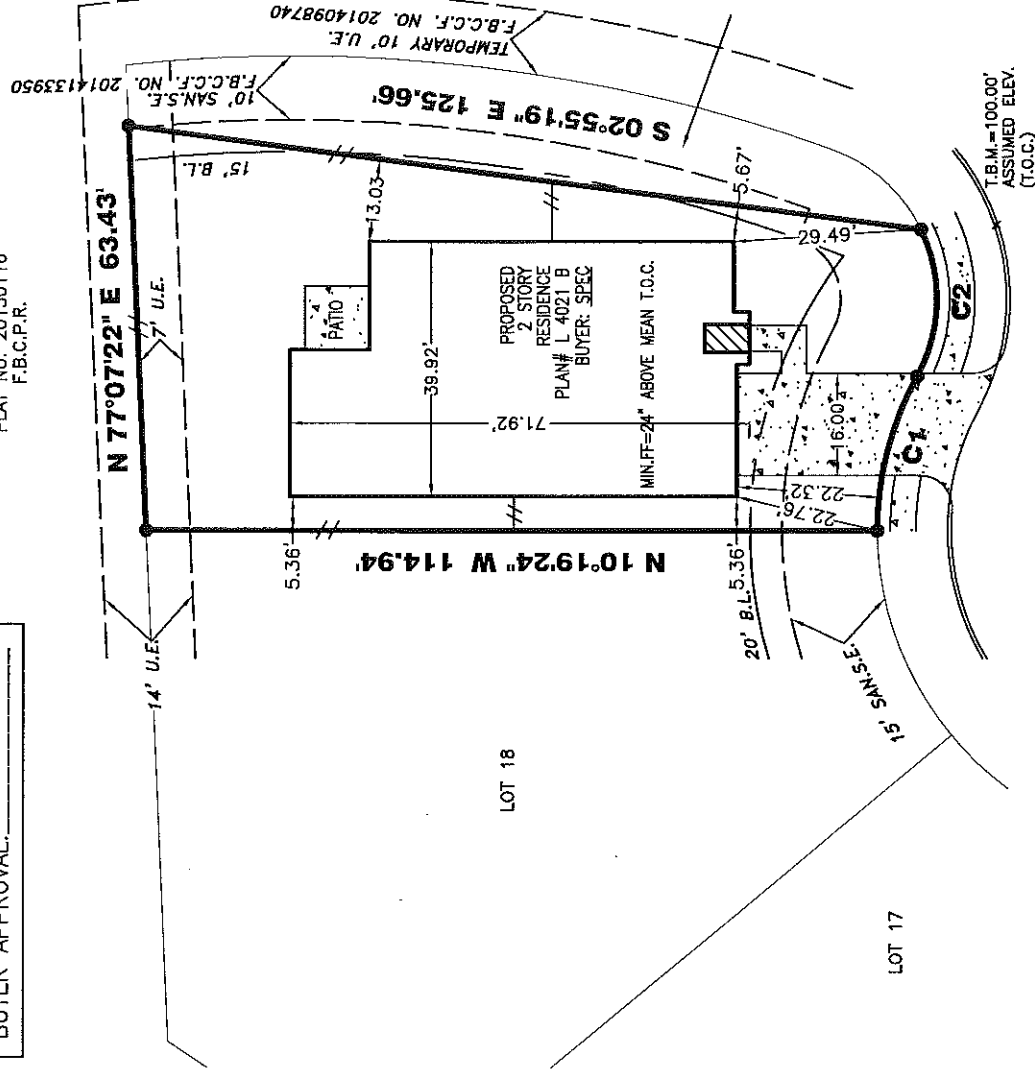
SSE = SANITARY SEWER ESMT.
 WLE = WATERLINE EASEMENT
 ROW = RIGHT OF WAY

PUE = PRIVATE UTILITY ESMT.
 PAE = PERMANENT ACCESS ESMT.
 MUE = MUNICIPAL UTILITY ESMT.



CONSTRUCTION APPROVAL: _____
 SALES APPROVAL: _____
 BUYER APPROVAL: _____

SILVER RANCH
 SEC 11
 PLAT NO. 20150110
 F.B.C.P.R.



SHADOWBROOK CHASE LANE (50' R.O.W.)

RESTRICTED RESERVE "E"
 RESTRICTED TO LANDSCAPE/ OPEN SPACE
 0.0389 AC. / 1,695 SQ. FT.

C1
R=50.00'
L=25.24'
C=24.97'
CB=N 85°51'49" W
C2
R=25.00'
L=23.91'
C=23.01'
CB=S 81°12'04" W

3034 SHADOWBROOK CHASE LN
(CUL-DE-SAC)
 CONSTRUCTION NOTES:
MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR TO CONSTRUCTION.

SOB	
FRONT YARD=	142 SQ.YD.
REAR YARD=	255 SQ.YD.
SOD IN ROW=	23 SQ.YD.
TOTAL SOD AREA=	420 SQ.YD.
FENCE	
FRONT LIN. FT.=	15 LIN. FT.
RIGHT LIN. FT.=	68 LIN. FT.
LEFT LIN. FT.=	58 LIN. FT.
REAR LIN. FT.=	63 LIN. FT.
TOTAL FENCE=	204 LIN. FT.

FLATWORK/LOT COVERAGE	
10 X 10 PATIO =	100 SQ.FT.
DRIVE=	404 SQ.FT.
IN TURN =	196 SQ.FT.
FRONT WALK=	50 SQ.FT.
PUBLIC WALKS=	125 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
TOTAL=	907 SQ.FT.
LOT=	6717 SQ.FT.
COVERAGE=	09 %

PROPERTY INFORMATION
 LOT 19 BLOCK 2
 SUBDIVISION:
 SILVER RANCH SEC. 10

RECORDING INFO:
 PLAT NO. 20150110, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

PLAN INFORMATION
 PLAN NUMBER L 4021 B
PLAN OPTIONS:
 -TAMDEM GARAGE STD
 -FP STD
 -BED 5 UP
 -MEDIA LO RETREAT
 -4 SIDES BRICK 1st FLOOR
 -ACC LOT REQUIREMENT CUL DE SAC LOT

FLOOD INFORMATION
 F.I.R.M. NO: 48157C PANEL: 0105L
 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 F.I.R.M.'S ACCURACY.

NOTES:
 ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 A DRAINAGE EASEMENT 20' WIDE ON EACH SIDE OF THE CENTERLINE OF THE LINES IS IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20150110, P.H.F.B.C.T.X., F.B.C., FILE NOS. 2008-004728, 2009-013642, 2008-013639, 2010-000027, 2009-009909, 2009-005055, 2005-011720, 2010-000080, 2012119157, 20103897248, 2014061528 AND 2013028244

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253866 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-371573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1869-282.

THIS PLOT PLAN DOES NOT ADDRESS ANY ENCLAVES, OUTLIES OR OTHER RESIDUAL STRUCTURE, FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

(8) THE MINIMUM SLAB ELEVATION SHALL BE 132.27 FEET ABOVE MEAN SEA LEVEL. REGARDLESS OF THE MINIMUM SLAB ELEVATION SHOWN, IN NO CASE SHALL THE TOP OF SLAB ELEVATION BE LESS THAN 18 INCHES ABOVE NATURAL GROUND OR FINISH GROUND AT THE CENTERLINE OF THE SLAB OR LOT PER RECORDED PLAT NOTE #24.

DRAWING INFORMATION
 ADDRESS: 3034 SHADOWBROOK CHASE LN
 TT JOB NO: L14876-15
 CLIENT JOB NO: 65443710
 DRAWN BY: SR
 BEARING BASE: REFERRED TO PLAT NORTH
 DATE: 11-18-15

REVISIONS

NO.	DATE	REASON	BY
1	12-07-15	REVISED BRICK	T.GRIF

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES AFFECTING THE SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLOT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

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.

THE SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.



TRI-TECH
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