



- * 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

- LEGEND**
- CONCRETE
 - COVERED
 - SOD
 - ELECT. BOX
 - A/C PAD
 - FIRE HYDRANT
 - LIGHT STANDARD
 - UTILITY POLE
 - MANHOLE
 - WATER METER
 - UTIL. PEDESTAL



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

C1
R=50.00'
L=40.49'
C=39.39'
CB=N 10°13'08" W

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICTED 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.

1811 EMERALD TRACE LANE

PROPERTY INFORMATION
 LOT 3 BLOCK 1
 SUBDIVISION:
SHADOW CREEK RANCH SF-63B
RECORDING INFO:
 PLAT NO. 20140173, PLAT RECORDS
 FORT BEND COUNTY, TEXAS
BORROWER:
 GILBERTO LUNA FERNANDEZ and KARINA ISABEL DIAZ DE COSSIO PRIEGO
TITLE CO.
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD
 G.F.# ETH-333-ETH1501070 G.F. DATE: 08-27-15
SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION
 TRI-TECH JOB NO: Y25872-15
 CLIENT JOB NO: 475212
 DRAWN BY: MB
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 06-11-15

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 "LJA ENG", UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20140173, P.R.F. B.C. FILE NO. 2001060723, 200106077, 20011138, 20032826, 20034818, 20035197, 20037937, 20039099, 20040122, 20040573, 200501768, 200506458, 200525437, 200530182, 200530310, 20053226, 200740081, 20084184, 200852277, 200857526, 200872910, 200872911, 200877941, 200912940, 200923857, 201108202, 2012006153, 2012006840, 2012018401, 201202878, 2012040256, 2012040268, 2012040289.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, RESOLUTIONS, & 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 (DRED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PEARLAND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VIEWED.
 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	05/12/15	FORM	PS
2	08-28-15	FINAL SURVEY	SK
3	10-01-15	RETOPO	TDA

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CERTIFICATION FIRM REG. NUMBER 10118500
 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.
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