

*** CITY OF ORDINANCES**
**** RESTRICTIVE COVENANTS**
***** BUILDER GUIDELINES**

OHU = OVERHEAD UTILITIES
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
WLE = WATERLINE EASEMENT

BL = BUILDING LINE
PL = PROPERTY LINE
PP = POWER POLE
MH = MANHOLE

FND = FOUND
I.R. = IRON ROD
LP = IRON PIPE
FNC = FENCE

PUE = PRIVATE UTILITY ESMT.
MUE = MUNICIPAL UTILITY ESMT.
UP = UTILITY POLE

MANHOLE
A/C PAD
ELECT. TRANS. BOX
TV PEDESTAL
PEDESTAL

CONCRETE
COVERED
ASPHALT

WATER METER
UTILITY POLE

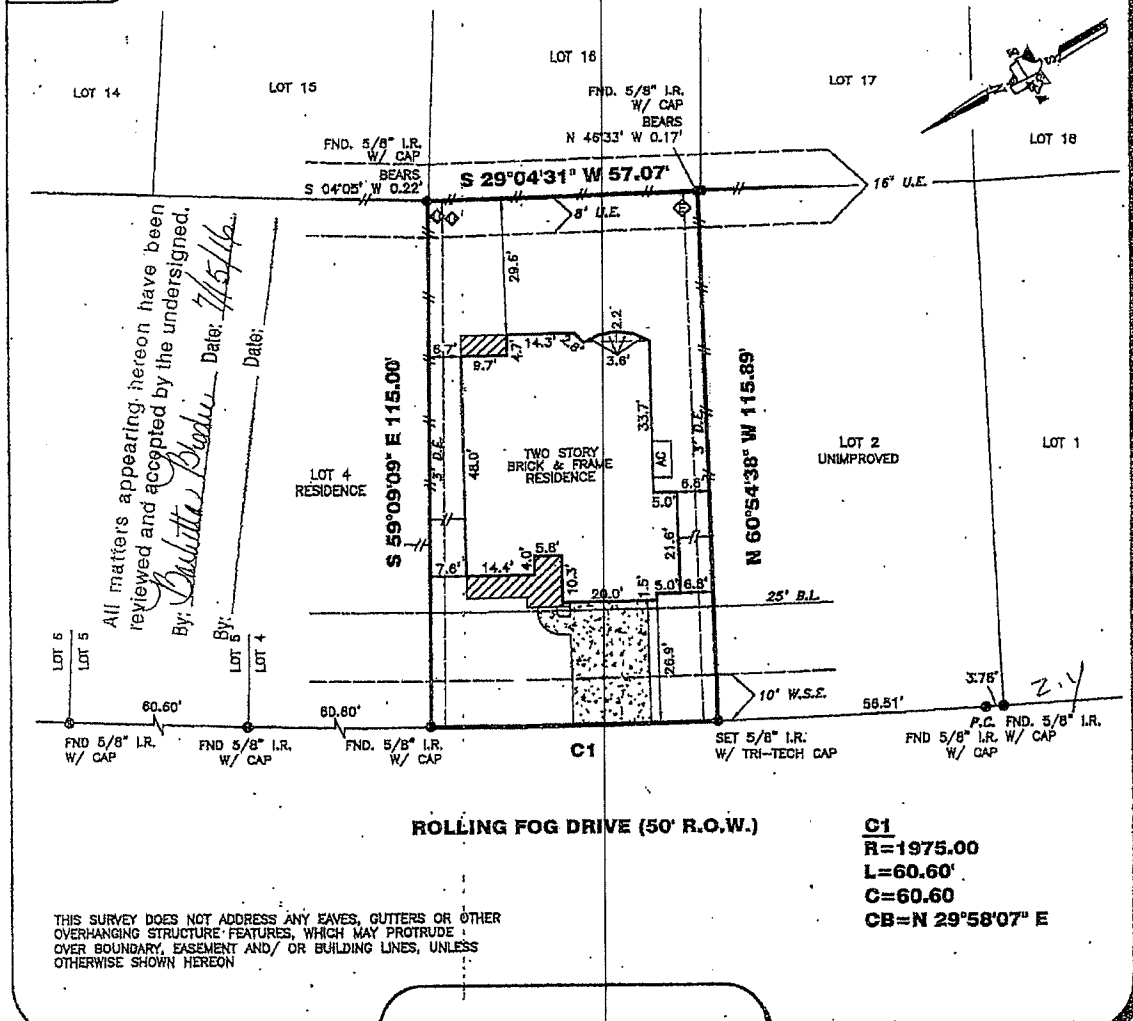
SYMBOLS SCALE 1"=30'

LINE LEGEND

WIRE FENCE
 CHAIN LINK FENCE
 WOOD FENCE

PLASTIC FENCE
 IRON FENCE
 OH UTILITY

BUILDING LINE
 EASEMENT LINE
 AERIAL EASEMENT



ROLLING FOG DRIVE (50' R.O.W.)

C1
R=1975.00
L=60.60'
C=60.60
CB=N 29°58'07" E

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

2103 ROLLING FOG DRIVE

NOTES:

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

ALL ROD CAPS ARE STAMPED "WEST BELT SURVEYING" UNLESS OTHERWISE NOTED.

ALL SIDE LOT LINES ARE THE CENTERLINE OF A 6 FOOT DRAINAGE EASEMENT TO EACH ADJACENT LOT PER RECORDED PLAT NOTE #7.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20060109, P.F.P.B.C.TX., F.B.C. FILE NOS. 2001090125, 2001090577, 2001111935, 2002032825, 2002048459, 2002051875, 2002139337, 2003040689, 2004016022, 2004054723, 2005017655, 2005085489, 2005096632, 2008152059, 2008180419, 2007163803, 2007081452, 2008041844, 2008072510, 2008072511, 2008077941, 2008108410.

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.

TRI-TECH SURVEYING COMPANY L.P.

WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-5848

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 ENCLOSED SURVEYORS SEAL AND SIGNATURE.

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PROPERTY INFORMATION **BOUNDARY SURVEY**

LOT 3 BLOCK 5
 SUBDIVISION SHADOW CREEK RANCH SF-45A
 RECORDING PLAT NO. 20060109
 PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER ZHUOQUAN YUAN
 TITLE CO: STEWART TITLE COMPANY
 G.F. NO: 95310251 G.F. DATE: 08-10-10
 SURVEYED FOR: TRIUMPH HOMES

FLOOD INFORMATION

F.I.R.M. NO. 48157C PANEL: 0283K
 ZONE (*) "X" REVISED DATE 4-20-00

(*) PER LOMR CASE NO. 08-06-0028A, DATED 12-13-05

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 P.L.R.M.'S ACCURACY.

DRAWING INFORMATION

TRI-TECH JOB NO.: TH223-08
 CLIENT JOB NO.: N/A
 DRAWN BY: WJD/JAJA
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS
 DRAWING NAME: TH22308.dwg
 DRAWING TEMPLATE: Tri-Tech 05.dwt
 DRAWING PEN TABLE: TRI-TECH 05.CTR

REVISIONS

NO.	DATE	REASON	BY
1	08-17-08	BOUNDARY SURVEY	
2	08-12-09	FORM SURVEY	GUN
3	11-24-09	FINAL SURVEY	S. GUNAWAN
4	03-23-10	ADD BUYER	S. GUNAWAN

Ralph C. Hinton
 SURVEYOR REGISTRATION

Barbetta Brodie

**T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)**

Date: JULY 5, 2017

GF No. 17-307072-FG

Name of Affiant(s): BARBETTA BRODIE

Address of Affiant: 2103 ROLLING FOG DRIVE, PEARLAND, TX 77584

Description of Property: Shadow Creek Ranch SF-45A, Block 5, Lot 3, Fort Bend County

County Fort Bend, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since _____ there have been no:

a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;

b. changes in the location of boundary fences or boundary walls;

c. construction projects on immediately adjoining property(ies) which encroach on the Property;

d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:)

None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of

FORM T-47: Residential Real Property Affidavit

improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Barbetta Brodie

BARBETTA BRODIE

SWORN AND SUBSCRIBED, AND ACKNOWLEDGED on 5th day of July, 2017

Kim K. Kelley

Notary Public

