

LEGEND

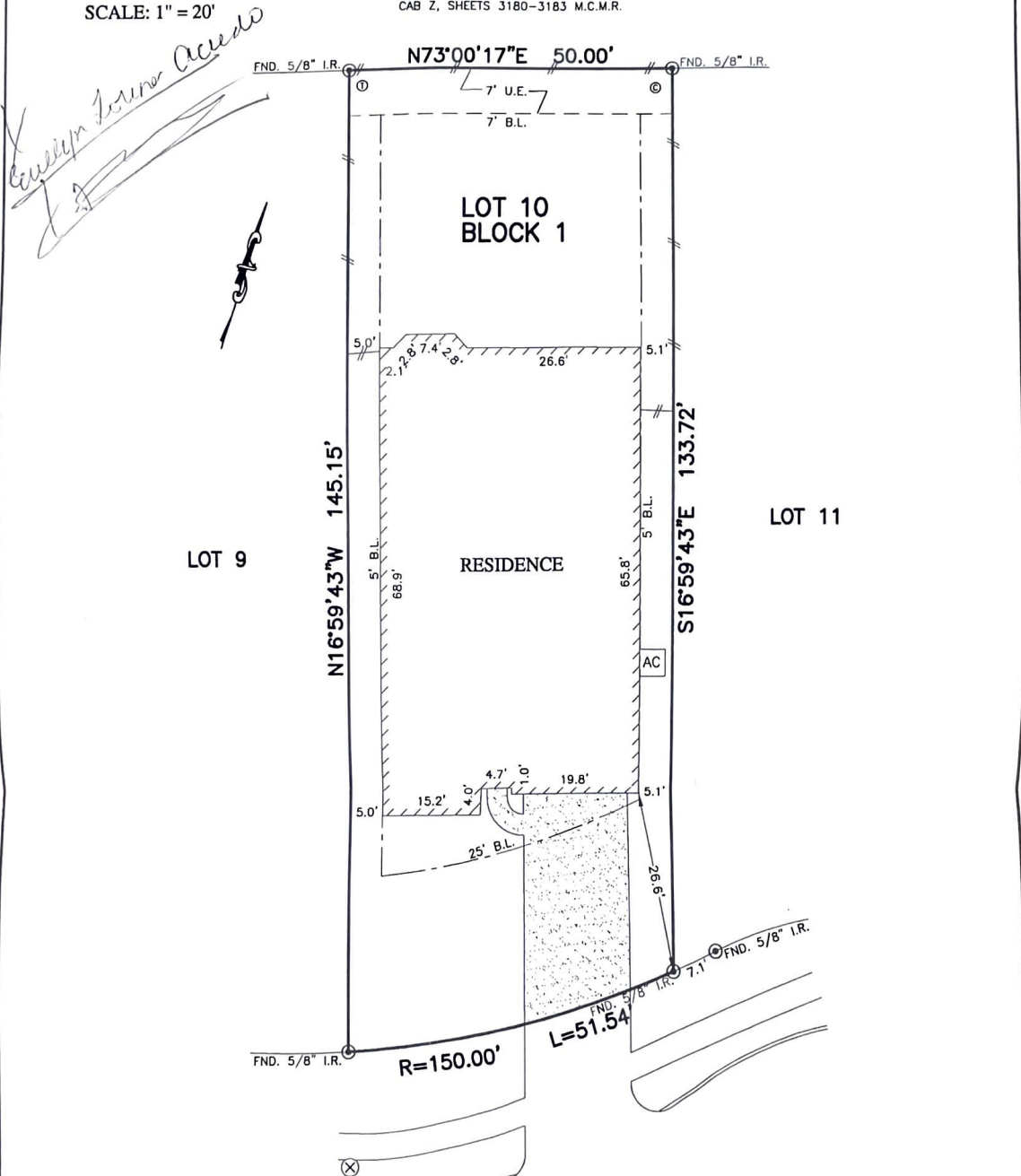
WOODEN FENCE	ELEV. ELEVATION	BUILDER GUIDELINES	ELECTRIC BOX	TELEPHONE PEDESTAL	PAD MOUNTED TRANSFORMER
WROUGHT IRON FENCE	T.O.F. TOP OF FORM	MA.E. MAINTENANCE EASEMENT	CABLE PEDESTAL	GRATE DRAIN	GAS METER
CHAIN LINK FENCE	F.F. FINISHED FLOOR	R.O.W. RIGHT-OF-WAY	FIRE HYDRANT	LIGHT POLE	MANHOLE
PROPERTY LINE	EXT. EXTENDED	S.L.E. STREET LIGHT EASEMENT	WATER METER	WATER VALVE	PROPERTY CORNER
BUILDING LINE	O.E. OVERHEAD ELECTRIC	D.E. DRAINAGE EASEMENT	UTILITY VAULT	A.E. AERIAL EASEMENT	POWER POLE
BUILDING LINE	B.L. BUILDING LINE	E.E. ELECTRIC EASEMENT	FND. FOUND		
BASEMENT	U.E. BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	BLDG. BUILDING		
	U.B. BUILDING LINE	S.T.M.S.E. STORM SEWER EASEMENT	A.R. AERIAL BASEMENT		
	W.L.E. WATER LINE EASEMENT	I.R. IRON ROD			
		I.P. IRON PIPE			

PLAT OF SURVEY

SCALE: 1" = 20'

BIRNHAM WOODS DRIVE RESERVES

CAB Z, SHEETS 3180-3183 M.C.M.R.



NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 37461-333.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2015060747.

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3639 COTTAGE PINES LANE (VARIABLE R.O.W.)

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X" AS DEPICTED ON COMMUNITY PANEL NO. 48339C0545G, EFFECTIVE DATE: 8-18-1- THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

FOR: NICOLAS G. FLECCIA
EVELYN LORENA ACEVEDO
ADDRESS: 3639 COTTAGE PINES LANE
ALLPOINTS JOB #: RH117056 JM
G.F.: 37461-333

**LOT 10, BLOCK 1,
FALLS AT IMPERIAL OAKS, SECTION 18,
CAB. Z, SHEETS 3429-3430, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS**



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 27TH DAY OF MARCH, 2017.

Steven P. Brister

ALLPOINTS SERVICES CORP
PHONE: 713-468-7707
T.B.P.L.S. NO. 10122600