16814 Rippling Mill Drive Lot 14, in Block 3, of PHEASANT CREEK, SECTION ONE (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 22, Page 32 of the Map Records of Fort Bend County, Texas. LEGEND O 1/2" ROD FOUND O 1/2" ROD SET O 1" PIPE FOUND "X" FOUND/SET \$5/8" ROD FOUND POINT FOR CORNER FENCE POST FOR CORNER CM CONTROLLING AC AIR CONDITIONER PE POOL EQUIPMENT PHEASANT CREEK SECTION TWO LOT TE PAD VOL. 31, PG. 2 27 FENCE POST FOR WITNESS S 54*47'7" W 1.43' FENCE POST FOR WITNESS IS 89"14"27" E 1.66" COLUMN N OF POWER POLE 9°32'07 64 UNDERGROUND ELECTRIC GILLI ESMI. 7.9 OVERHEAD ELECTRIC FRAME SHED TELE TELEPHONE PEDESTAL ONO METAL SHED E.XSO. DHORELENCIED NO FOUNDATION NO FOUNDATION AENIAL ESMT. BUILDING LINE 7' UNOSSTRUCTED ESMI. (C.C.'S F.NC. 7908305771.3' AERIAL EASEMENT 31.3 SANITARY SEWER UNDERGROUND ELECTRIC SERVICE AGREEMENT (C.C.'S F.NO. 79097199) EASEMENT 44.2 WATER METER *3' GARAGE BL-(201) LIGHT POLE LOT PĠ. UTILITY S - *31 GARAGE BL FASEMENT 14 839, ONE STORY OVERHEAD ELECTRIC POWER ხ 🏂 ô LOT LOT **BRICK & FRAME** 15 13 OES-5 ά OVERHEAD ELECTRIC SERVICE æ $\bar{\omega}$ Ó 55, 0 CHAIN LINK 0.4 WOOD FENCE 0.5' WIDE TYPICAL UNOBSTRUCTED 5'x20' 8.3 AERIAL ESMI. O Z 20.0 BL IRON FENCE THITY ESMIT 5) UNOBSTRUCTED ESMT. (C.C. 3 F.NO. 79083057) BARBED WIRE 25.6 DOUBLE SIDED WOOD FENCE 59.00' TO SE CORNER OF LOT 15 59.00' TO NE CORNER OF LOT 13 EDGE OF ASPHALT OCM EDGE OF GRAVEL A=59.00 CONCRETE -R≐1160.00' 366' TO PHEASANT CREEK DRIVE COVERED AREA BRICK RIPPLING MILL DRIVE STONE 60° R.O.W. EXCEPTIONSE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 22, PG. 32, VOL. 839, PG. 756, VOL. 903, PG. 1, C.C.'S F.NO(S). 79092546, 8017876, 2011131282, 2011131283, 2011131284, 2011131285, 2012056735, 2012056736, 2018053528, 2019078317, 2021017492, 79083057 & 79097199 NOTES: NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED. FLOOD NOTE: According to the F.I.R.M. No. 48157C0145L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. This survey is made in conjunction with the information provided by Spartan Title LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; tocation and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encreachments or protrusions on the ground. *3' GARAGE BL: A THREE (3) FOOT SIDE YARD SHALL BE PERMISSIBLE FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED SIXTY (60) FEET OR MORE FROM THE FRONT PROPERTY LINE PER VOL. 839, PG. 756. Drawn By:_ SRG Scale: 20 Date: 02/08/2023 419 Century Plaza Dr., Ste. 210 Houston, TX 77073 P 281.443.9288 Accepted by: Date: 02/16/2027 GF No.: Purchaser 23-1489 281.443.9224 Firm No. 10194280 www.cbgtxllc.com Job No. 2301614 Purchaser