

★ CITY ORDINANCES
 ★★ RESTRICTIVE COVENANTS
 ★★★ BUILDER GUIDELINES
 () RECORD INFORMATION

I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

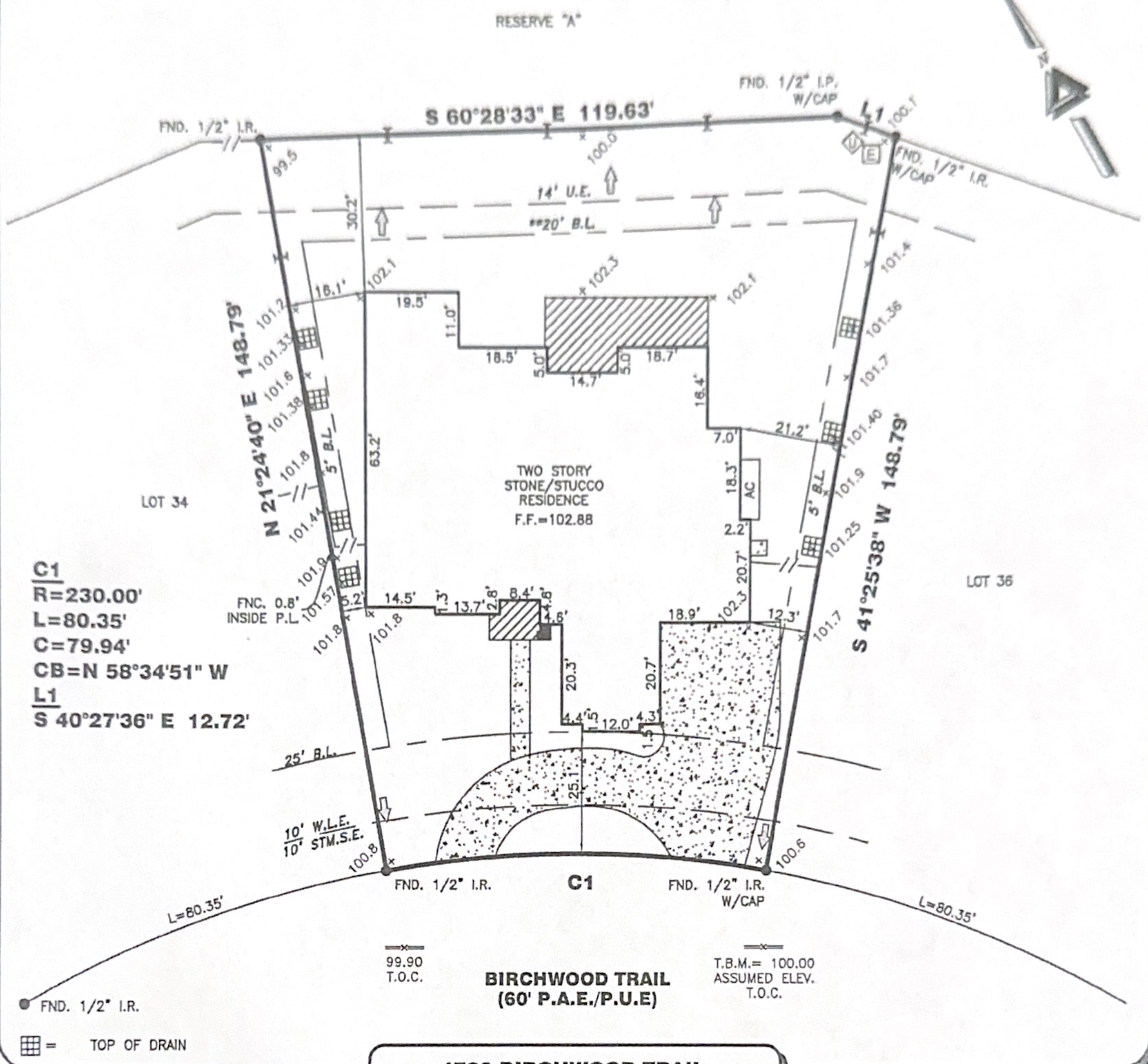
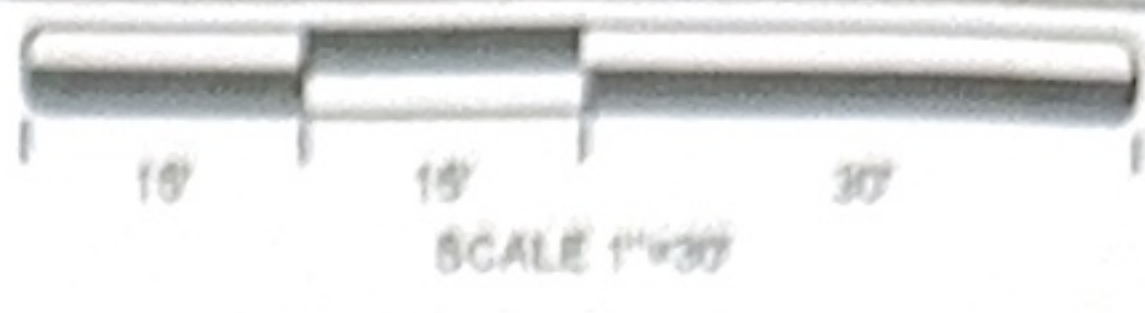
FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

IRON FENCE
 WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)

CONCRETE
 COVERED
 SOD
 BRICK
 A/C PAD
 ELEC. BOX
 UTIL. PED.
 MANHOLE
 WATER METER



C1
R=230.00'
L=80.35'
C=79.94'
CB=N 58°34'51" W
L1
S 40°27'36" E 12.72'

4723 BIRCHWOOD TRAIL

PROPERTY INFORMATION
 LOT 35 BLOCK 1
 SUBDIVISION:
 CREEK COVE AT CROSS CREEK RANCH SEC. TWELVE
 RECORDING INFO:
 PLAT NO. 20190167, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS
 BORROWER:
 AMADOU MBAYE AND FATOU NIANG
 TITLE CO.
 STAR TEX TITLE
 G.F.# 4903722100213 G.F. DATE: 09-21-21
 SURVEYED FOR:
 PARTNERS IN BUILDING

DRAWING INFORMATION
 TRI-TECH JOB NO: BPIB484-19
 CLIENT JOB NO: N/A
 DRAWN BY: SA
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS

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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:
 ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT 20190167, P.R.F.B.C.T.X. F.B.C.C. FILE NOS. 2005003056, 2008039652, 2008054441, 2009028080, 2010127402, 2019088086, 2019111683, 2021143752.
 ALL ROD CAPS ARE STAMPED "B.G.E.", UNLESS OTHERWISE NOTED.
 SUBJECT TO A DRAINAGE EASEMENT 27 ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.
 C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253806 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-202.
 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 FULSHEAR), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 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.

REVISIONS

DATE	REASON	BY
05-10-21	FORM	SA
12-09-21	FINAL	VN

TRI-TECH
 SURVEYING COMPANY, L.P.
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 www.tritechtx.com TBPLS #10115900

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.
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 12/13/2021

 SURVEYOR REGISTRATION