

61729-F

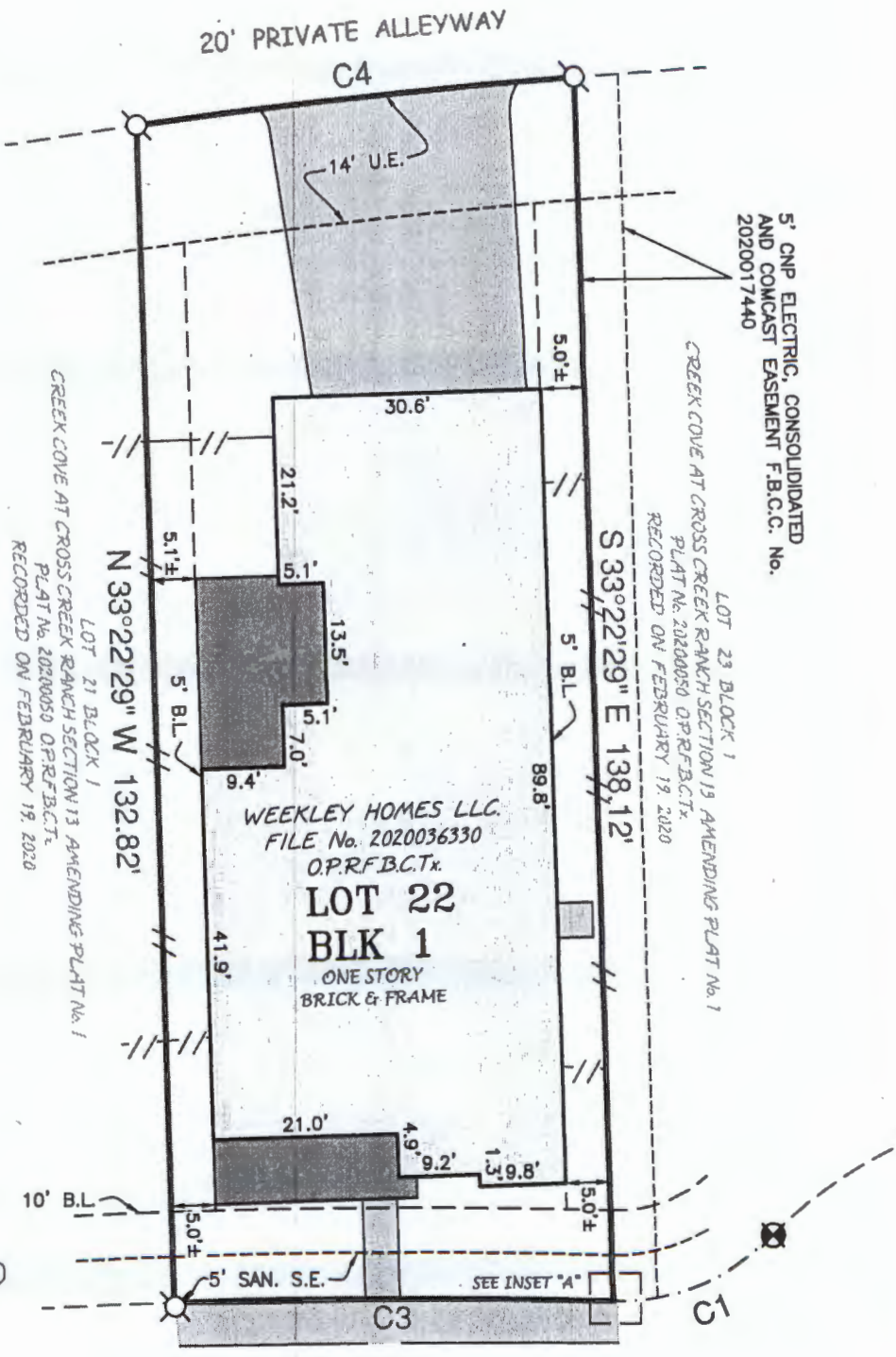
G.F. # : 896652
 DATE : AUGUST 18, 2020

- NOTES:**
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
 2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 696651, PREPARED BY PRIORITY TITLE COMPANY EFFECTIVE MARCH 15, 2020.
 3. B.L. PER CREEK COVE AT CROSS RANCH SECTION 13 AMENDING PLAT No. 1.

19701 STATE HIGHWAY 6, MANVEL, TEXAS 77578
 PHONE: (281) 519-8530
 TBPLS FIRM # 10040400
 www.fmssurveying.com

- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SAN. S.E. SANITARY SEWER EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
- /// 6' BOARD FENCE.
- ⊗ I.R. W/CAP STAMPED "BGE" FOUND (CONTROL MONUMENT).
- ⊙ "V" CUT IN CONCRETE FOUND.
- ⊗ I.R. W/CAP FOUND (UNREADABLE).
- ⊙ "V" CUT IN CONCRETE FOUND S 44°53' E 0.5'.
- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- ▨ CONCRETE UNCOVERED.

CURVE	RADIUS	ARC	DELTA
C1	25.00'	20.08'	46°01'12"
C2	25.00'	0.12'	00°16'30"
C3	825.00'	49.91'	03°27'58"
C4	835.00'	50.15'	03°26'28"



5' CNP ELECTRIC, CONSOLIDATED AND COMCAST EASEMENT F.B.C.C. No. 2020017440

LOT 23 BLOCK 1
 CREEK COVE AT CROSS CREEK RANCH SECTION 13 AMENDING PLAT No. 1
 PLAT No. 2020050 O.P.R.F.B.C.T.
 RECORDED ON FEBRUARY 19, 2020

LOT 21 BLOCK 1
 CREEK COVE AT CROSS CREEK RANCH SECTION 13 AMENDING PLAT No. 1
 PLAT No. 2020050 O.P.R.F.B.C.T.
 RECORDED ON FEBRUARY 19, 2020

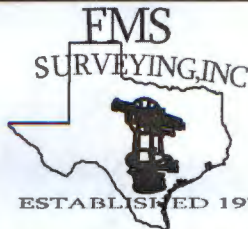
WEEKLEY HOMES LLC.
 FILE No. 2020036330
 O.P.R.F.B.C.T.
LOT 22
BLK 1
 ONE STORY
 BRICK & FRAME

Handwritten signatures and dates:
 [Signature] 9/10/2020
 [Signature] 7/10/2020

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CLIENT AND NO LICENSE OR AGENT HAS BEEN CREATED.

SHOALHAVEN COURT
 (50' R.O.W.)

G.F. # : 896652
 DATE : AUGUST 18, 2020



0 20 40
 SCALE: 1"=20'

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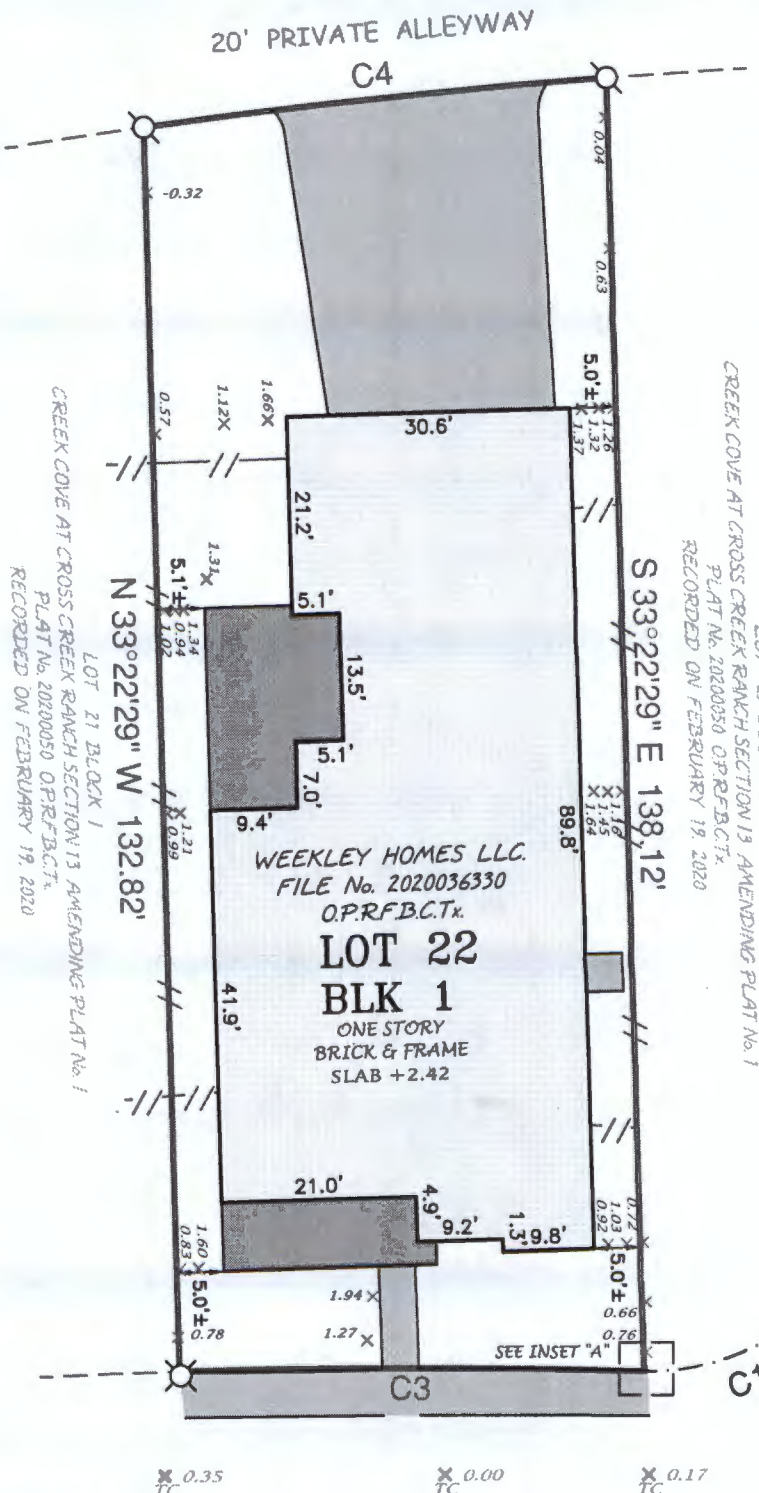
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DRAINAGE SURVEY

BUYER SIGNATURE



AT THE REQUEST OF THE CLIENT, THIS DRAINAGE SURVEY DOES NOT REFLECT ANY BUILDING LINES OR EASEMENTS. THE PURPOSE OF THIS SURVEY IS FOR DRAINAGE PURPOSES ONLY.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED.



P O BOX 1549, ALVIN, TEXAS 77512

PHONE: 281-519-8530

TBPLS Firm # 10040400

cbyrd@fmssurveying.com

CREEK COVE AT CROSS CREEK RANCH SECTION THIRTEEN (13)

This exhibit is pursuant to and based upon that certain abstract of Title provided by Priority Title Company, as referenced by their GF#896652, and in no way represents an abstract performed by FMS Surveying, Inc.

- A. Those set forth on plat recorded under Plat No. 20190293 as amended by Plat No. 20200050 of the Plat Records of Fort Bend County, Texas; and in instruments recorded under Clerk's File No. 2005003096, 2008039552, 2008054441, 2012106541, 2012141785, 2012144757, 2013012580, 2013122670, 2013123885, 2014058112, 2015111017, 2015135357, 2016137703, 2017009031, 2020044003 of the Official Public Records of Fort Bend County, Texas.
- B. All terms, conditions, and provisions of that certain Consent to Encroachment, recorded in/under Clerks File No. 2020033167 of the Real Property Records of Fort Bend County, Texas.
- C. Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under County Clerk's File Nos. 2019104348 and 2019105783 of the Official Public Records of Fort Bend County, Texas.
- D. Waiver of Special Appraisal for the benefit of Fort Bend County Municipal Utility District No. 172, as reflected by instrument recorded under Clerk's File No. 2011008643, of the Official Public Records of Fort Bend County, Texas.
- E. Rights of Board of Water Engineers of the State of Texas to control withdrawal of water from underground water reservoir beneath the subject property as reflected by instrument recorded in Volume 1, Page 85, of the Water Permit Records of Fort Bend County, Texas.