

**LEGEND** \* ITEMS THAT MAY APPEAR IN DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 S.W.S.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 --- = NOT TO SCALE

F.I.R. = FOUND IRON ROD  
 F.I.P. = FOUND IRON PIPE  
 S.I.R. = SET IRON ROD  
 W.P. = WOODEN POST  
 M.P. = METAL POST  
 C.F.# = CURB'S FILE NUMBER  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 B.L. = BUILDING LINE  
 F.W.L. = FOUND  
 S.S. = SEARS

P.A.E. = PERMANENT ACCESS EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 W.S.E. = WATER & SEWER EASEMENT  
 E.E. = ELECTRIC EASEMENT  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.C.C. = POINT OF CURVATURE CURVATURE  
 P.C. = POINT OF COMPOUND CURVATURE  
 P.F. = POWER POLE  
 U.T.S. = UNABLE TO SET  
 S.F.A.P. = SEARCHED FOR, NOT FOUND

⊙ = CONTROL MONUMENT  
 ⊙ = PROPERTY CORNER  
 --- = PROPERTY LINE  
 --- = EASEMENT LINE  
 --- = BUILDING SETBACK LINE  
 --- = BUILDING WALL  
 --- = WOODEN FENCE  
 --- = CHAIN LINK FENCE  
 ⊙ = METAL FENCE  
 --- = WIRE FENCE  
 --- = VINYL FENCE

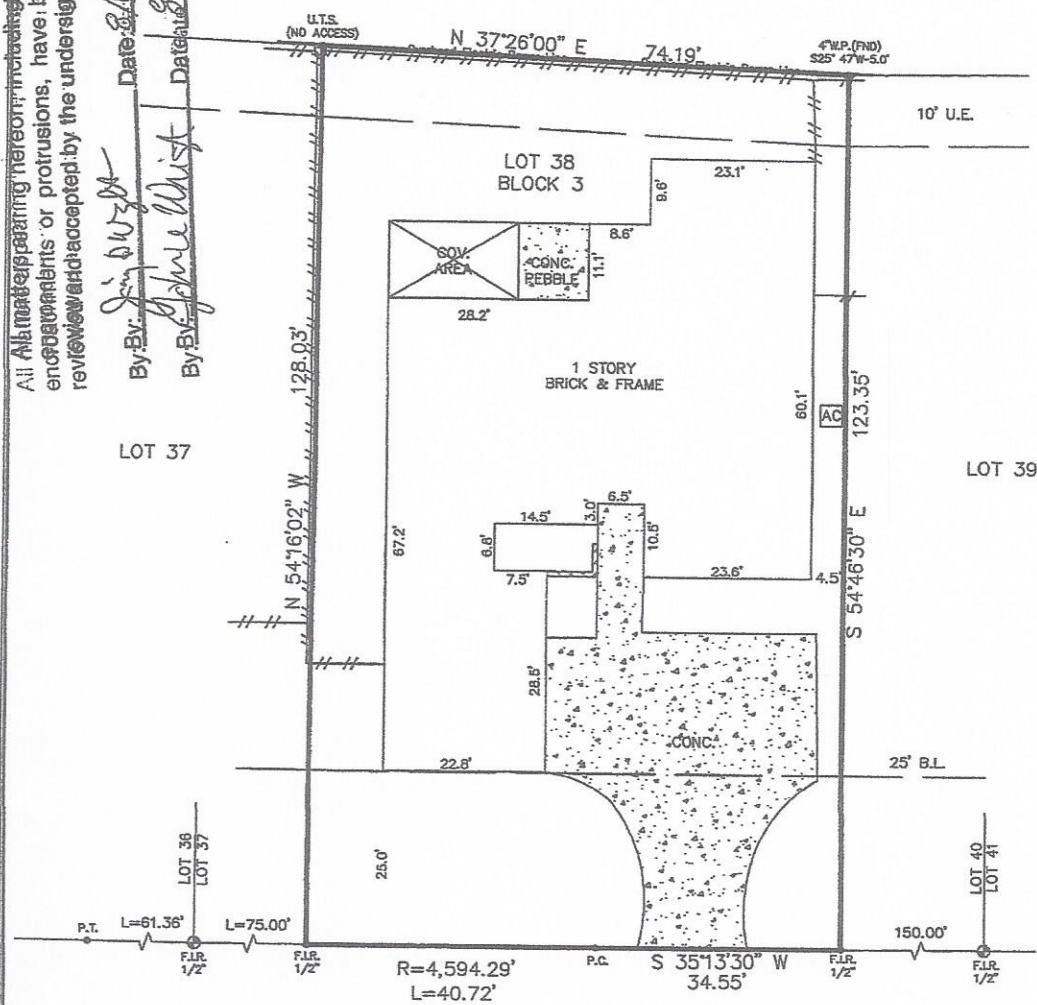
LAKEBEND AT SUGAR CREEK SECTION 1  
SLIDE NO. 1201/A  
F.B.C.M.R.

SCALE  
1"=20'



All information pertaining hereon, including the plat, encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: *Jim Wyzel* Date: *2/1/23*  
 By: *James H. Hix* Date: *2/1/23*



1913 COUNTRY CLUB BOULEVARD  
(80' R.O.W.)

Reviewed & Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_

**NOTES:**

- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- CABLE T.V. ESMT. RECORDED VOL. 972 PG. 133 F.B.C.D.R.
- ESMT. GRANTED TO HOUSTON LIGHTING & POWER COMPANY RECORDED VOL. 697 PG. 754 F.B.C.D.R. (DOES NOT AFFECT SUBJECT LOT)
- HOUSTON LIGHTING & POWER COMPANY RELEASED A PORTION OF SAID ESMT. RECORDED C.F. 4392274
- DRAINAGE ESMT. RECORDED VOL. 774 PG. 884, VOL. 809 PG. 887 & VOL. 890 PG. 191 F.B.C.D.R. (DOES NOT AFFECT SUBJECT LOT)

**LEGAL DESCRIPTION**  
LOT 38, BLOCK 3, SUGAR CREEK, SECTION 23, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 14, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

**ADDRESS**  
JUSTIN TYLER PANELL  
1913 COUNTRY CLUB BOULEVARD

**JOB #** 2107115  
**DATE** 07-12-2021  
**CF#** 11-212298AK



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**PRO-SURV**  
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T.B.P.E.L.S. FIRM #10119300  
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE CONSIDERED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION  
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