*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.

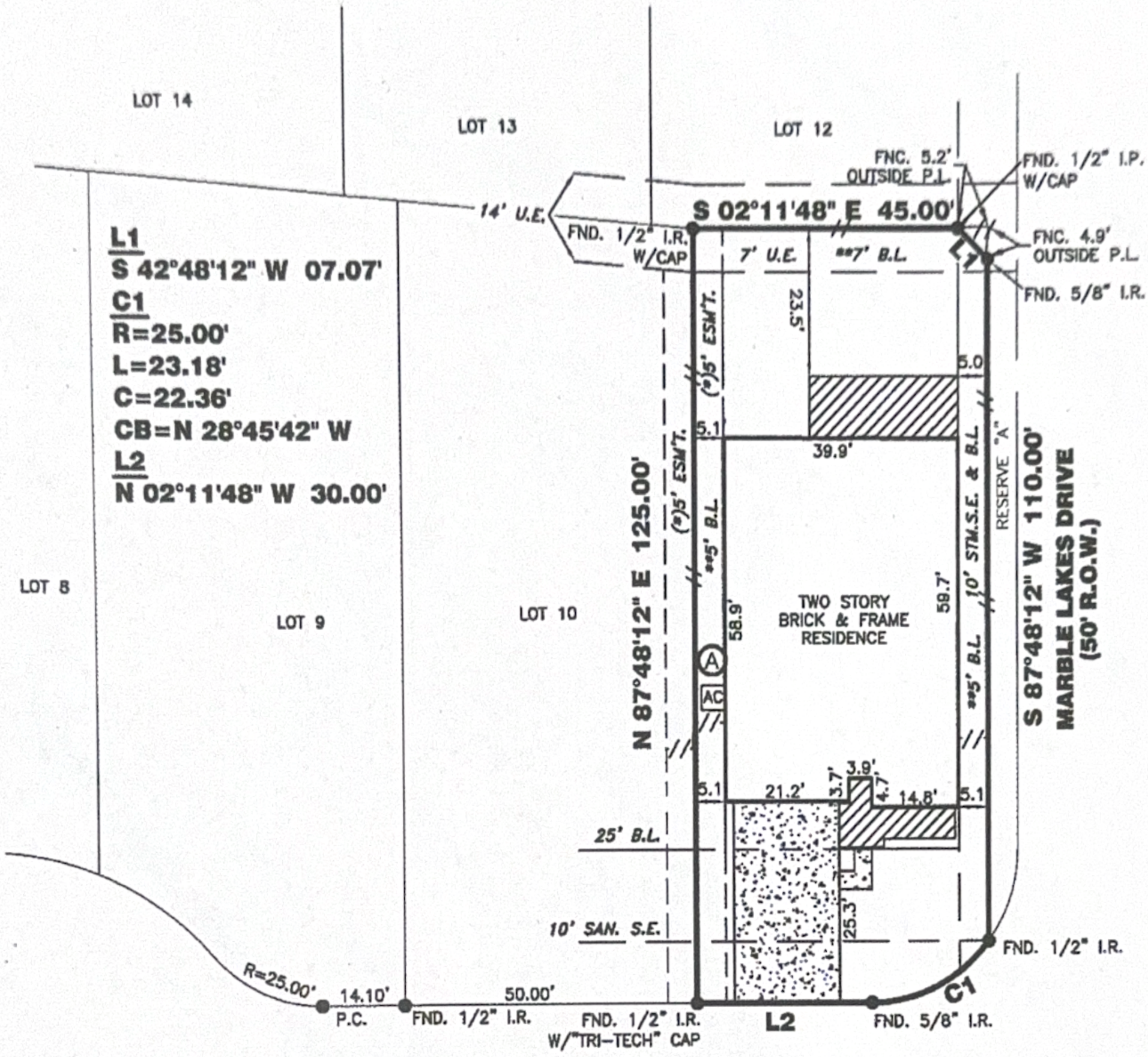
LEGEND

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

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

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

15' 15' 30'
SCALE 1"=30'



BIRCHWOOD MEADOW COURT
(50' R.O.W.)

Ⓐ A/C PAD PROTRUDES INTO 5' CENTERPOINT ESM'T AS SHOWN ABOVE.

(*)5' ESM'T # 2017112467

2719 BIRCHWOOD MEADOW COURT

PROPERTY INFORMATION

LOT 11 BLOCK 2

SUBDIVISION:
SILVER RANCH SEC 15

RECORDING INFO:
PLAT NO. 20170044, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
CHUN XUE LIU

TITLE CO.
CAREFREE TITLE AGENCY, INC.

G.F.# HOU-25235 **G.F. DATE:** 03-09-18

SURVEYED FOR:
MERITAGE CORP./LEGACY & HAMMONDS HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: L16547-17
CLIENT JOB NO: 65443710692
DRAWN BY: RSR
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 02-21-18

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.

ALL ROD CAPS ARE STAMPED "BROWN & GAY", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20170044, P.R.F.B.C.TX., D.R.F.B.C. VOL. 1838, PG. 1231, VOL. 1838, PG. 1241, VOL. 1838, PG. 1252, VOL. 1838, PG. 1263, VOL. 1838, PG. 1272, VOL. 1838, PG. 1284, VOL. 1838, PG. 1304, VOL. 1838, PG.1315, VOL. 1838, PG. 1328, VOL. 2451, PG. 641, VOL. 2451, PG. 646, VOL. 2451, PG. 651, VOL. 2451, PG. 656, VOL. 2451, PG. 661, VOL. 2451, PG. 667, VOL. 2451, PG. 672, VOL. 2451, PG. 677 AND F.B.C.C. FILE NOS. 2007034653, 2007048295, 2007085163, 2011011065, 2011122407, 2011129038, 2015122890, 2016015485, 2016060644, 2017035152, 2017098423

C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F.# M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

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 HOUSTON), 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
05-09-18	FINAL SURVEY	SM

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
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.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

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STATE OF TEXAS
REGISTERED
MARK S. BROWN
5553
PROFESSIONAL
LAND SURVEYOR

05/15/2018

SURVEYOR REGISTRATION