



LEGEND

BL - BUILDING LINE

U.E. - UTILITY EASEMENT

S.S.E. - SANITARY SEWER EASEMENT

P.A.E. - PERMANENT ACCESS EASEMENT

P.U.E. - PUBLIC UTILITY EASEMENT

CONCRETE

COVERED AREA

BRICK COLUMN

FENCE

TILE

WOOD

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1435.00'	12.62'	S 88°20'34" E	12.62'

LINE	BEARING	DISTANCE
L1	N 43°06'10" W	21.15'

LAKE CREST DRIVE
(60' P.A.E./P.U.E.)

LAKE CREST DRIVE
(60' P.A.E./P.U.E.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO JOSH ALLYN FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOT 16, IN BLOCK 1, OF CREEK COVE AT CROSS CREEK RANCH, SECTION 12, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 20190167 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 4, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR INTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
R.L.S. 4148

CLIENT: TBD

ADDRESS:

4715 LAKE CREST DRIVE

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Survey 1, Inc.
Your Land Survey Company

FIELD CREW: JO MA
DRAFTER: MC(V)
DATE: APR. 6, 2023

TECH: MA
FINAL CHECK: EF

JOB# 4-122204-23
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382