*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.
W.S.E. = WATER SEWER EASEMENT

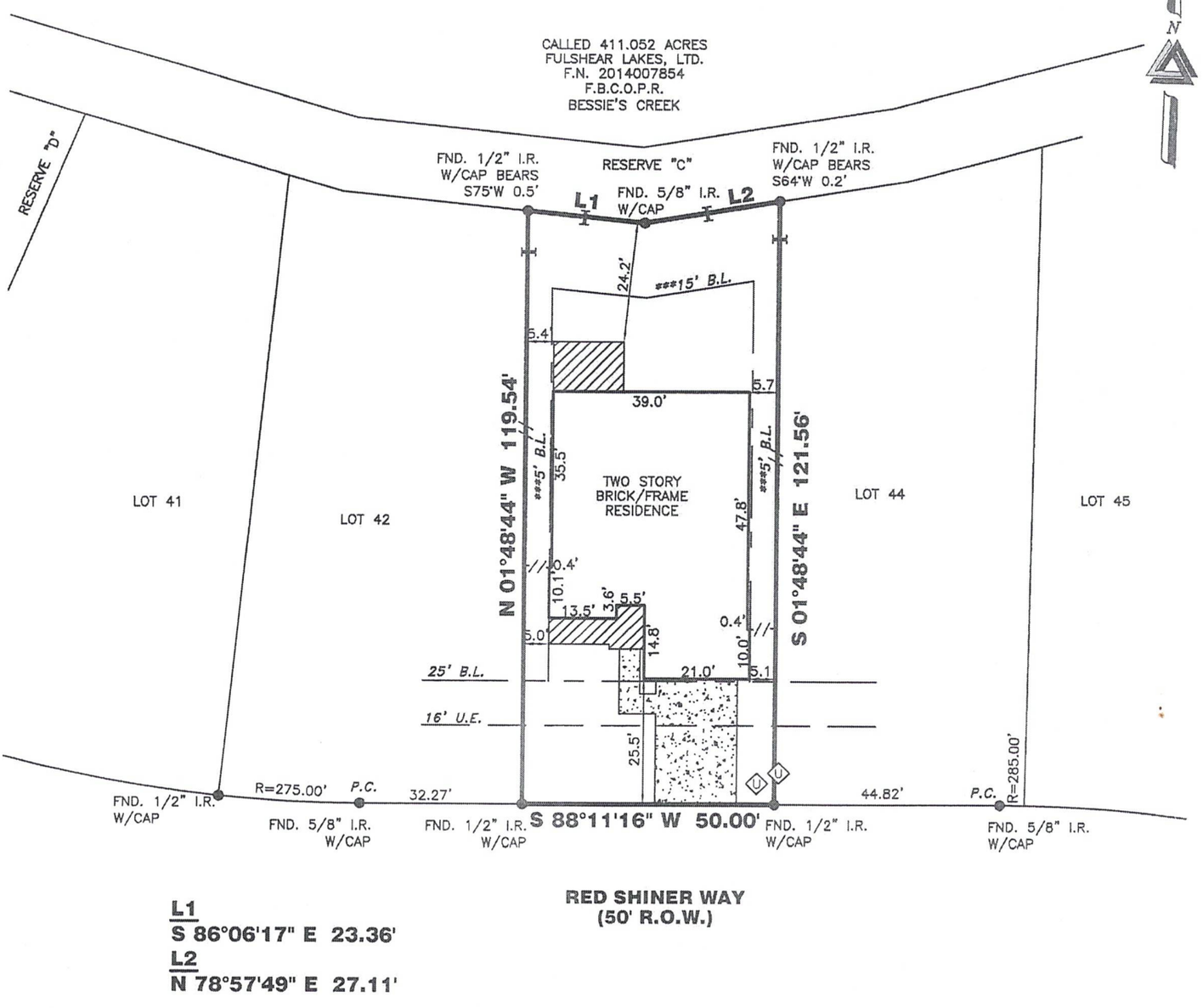
LEGEND

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

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

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

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



RED SHINER WAY
(50' R.O.W.)

L1
S 86°06'17" E 23.36'
L2
N 78°57'49" E 27.11'

8211 RED SHINER WAY

PROPERTY INFORMATION

LOT 43 **BLOCK** 1

SUBDIVISION:
FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 3

RECORDING INFO:
PLAT NO. 20220251, PLAT RECORDS
FORT BEND COUNTY, TEXAS

BORROWER:
MAHMUT PARLAK AND HILAL YILMAZ PARLAK

TITLE CO.
PLATINUM TITLE PARTNERS, L.P.

G.F.# 23-72417-20 **G.F. DATE:** 05-06-24

SURVEYED FOR:
SDH HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: DS3456-23
CLIENT JOB NO: N/A
DRAWN BY: SN
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 12-28-23

FLOOD INFORMATION

F.I.R.M. NO: 48157C **PANEL:** 0085M
REVISED DATE: 01-29-21 **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 NO. 20220251, P.R.F.B.C.TX.; F.B.C.C. FILE NOS. 2020023722, 2020024176, 2022064902, 2022072737, 2022096971, 2022098730, 2022099911, 2022100036, 2022103244, 2022142070, 2023065391, 2023084464, 2023110818

ALL ROD CAPS ARE STAMPED "LJA", 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.

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.; PLAT NO. 20220251, FILE NO. 2020023722, 2020024176, 2022064902, 2022072737, 2022096971, 2022098730, 2022099911, 2022100036, 2022103244, 2022142070, 2023065391, 2023084464, 2023110818

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.

THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

REVISIONS

DATE	REASON	BY
04-04-24	FINAL	DN
05-15-24	ADD BUYER NAME	MDOB
10-16-24	CHG BUYER NAME	MDOB
.	.	.

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.
© 2024 TRI-TECH SURVEYING COMPANY, L.P.

10/17/2024

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

SURVEYOR REGISTRATION