

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



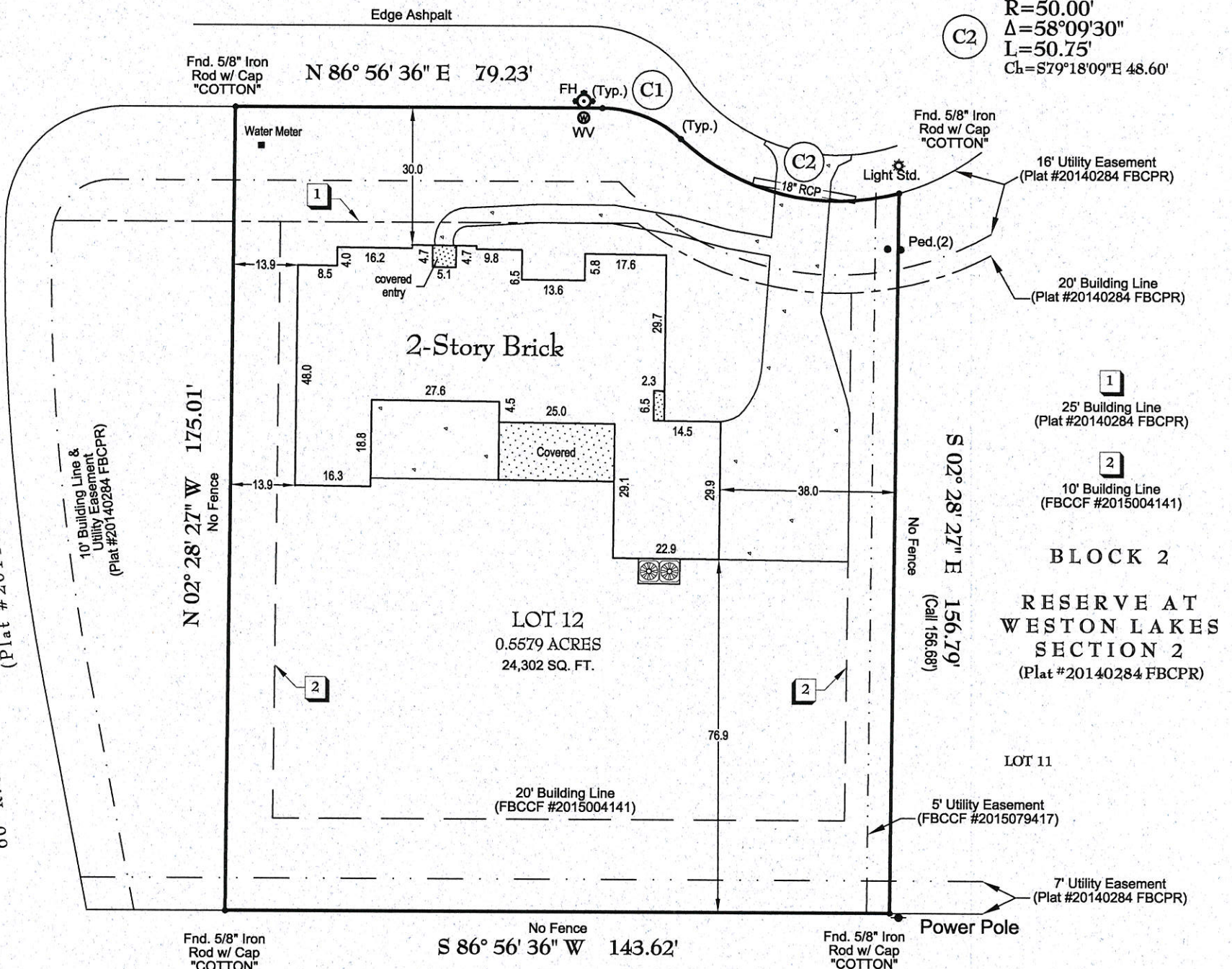
WHISTLER COURT

60' R.O.W. Private Access Easement/Public Utility Easement
(Plat #20140284 FBCPR)

C1 R=25.00'
Δ=42°50'00"
L=18.69'
Ch=S71°38'24"E 18.26'

C2 R=50.00'
Δ=58°09'30"
L=50.75'
Ch=S79°18'09"E 48.60'

WHISPERING PECANS DRIVE
60' R.O.W. Private Access Easement/Public Utility Easement
(Plat #20140284 FBCPR)



FUTURE
RESERVE AT
WESTON LAKES

NOTES:

1. Surveyor has not abstracted this property. Zoning ordinances and zoning building setback lines (if any) are not shown.
2. This survey was performed without the benefit of a current title opinion and is subject to any facts a full and accurate title search may disclose. All easements, building lines, zoning setbacks, restrictions and covenants of record may not be shown.
3. Lot subject to an electrical service Agreement as recorded under Fort Bend County Clerk's File No. 2015025511.
4. PLAT NOTE 10). Minimum slab elevation shall be 108.00' (NAVD88). The top of slab elevation at any point on the perimeter of the slab shall not be less than twenty four (24) inches above natural ground, or base flood elevation, whichever is greater.
5. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
6. All bearings are based on the North right of way line of Whistler Court. (N 86°56'36" E)

PLAT OF PROPERTY

FOR: **CASON GRAYE HOMES**
 AT: **32807 WHISTLER COURT • FULSHEAR, TX**
 LGL: **LOT 12, BLOCK 2**
THE RESERVE AT WESTON LAKES, SECTION 2
PLAT NO. 20140284 OF THE PLAT RECORDS OF
FORT BEND COUNTY, TEXAS.

SCALE: **1" = 30'**
 DATE: **11/11/2017** REVISED DATE: **02/14/2019**

This Property **DOES NOT** Lie within the designated 100 year floodplain.
 PANEL NO: **48157C 0095 L**
 ZONE: **X** EFF. DATE: **4/02/2014**
 BASE FLOOD ELEVATION: **N/A**
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: **NO TITLE COMMITMENT WAS PROVIDED**
 GF#: **ALL ESMT'S/BUILDING LINES MAY NOT BE SHOWN.**

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



(Handwritten Signature)

MATHEW J. PROBSTFELD

Registered Professional Land Surveyor
 State of Texas No. 4985
 PROBSTFELD & ASSOCIATES, INC • FIRM #10066100

JOB # **792-088** DRAWN BY: **MJM/MJ**