



NOTES:
 1. ALL BEARINGS AND STREET ARE BASED ON RECORDED PLAT.
 2. UNDERGROUND ELECTRIC SERVICE AGREEMENT PER C.F. NO. 802-41303.

PLAT OF LOT 21 OF BLOCK 4 OF SWEETBRIAR AT RIVERSTONE, SECTION 2, ACCORDING TO THE PLAT RECORDED IN PLAT NO. 20110101 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED**, ACCORDING TO F.I.R.M. MAP NO. 48167C 0265J, DATE 1-3-1997 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 902-41303 of UNIVERSAL TITLE PARTNERS, LLC

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ALL MATTERS APPEARING HEREON HAVE BEEN REVIEWED AND ACCEPTED BY THE UNDERSIGNED.

[Signature] Date 4/12/12

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.



ADDRESS: 4402 MORNING CLOUD LANE
 CITY: SUGAR LAND, TEXAS ZIP: 77478
 PURCHASER: JOSEPH SEBESTA AND SAMANTHA SEBESTA
 JOB NO: NM25248 DATE: 04-12-12 SCALE: 1"=20'-00" REVISION: 04-16-12 T.L.

LENDER:

Key Map 608F



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

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BC