



- NOTES:
- The surveyor has relied upon the Commitment for Title Insurance issued by LandAmerica Commonwealth Title of Houston under G.F. No. 2623000387 with an effective date of September 1, 2004 with regard to any recorded easements, rights-of-way or setback affecting the subject property. No additional research regarding the existence of easements, restrictions, or other matters of record have been performed by the surveyor.
  - According to the FEMA FIRM Community Map No. 4857C0100 J, map revised 01-03-1997, the subject property is located in Zone "X" (unshaded-areas determined to be outside the 500-year floodplain).
  - Property Subject to Restrictive Covenants recorded in/under Slide Numbers 737/A and 737/B of the F.B.C.P.R. Fort Bend County, Texas; and in Volume 856, Page 262 of the F.B.C.D.R.; Volume 1593, Page 467, and Volume 2008, Page 976, both of the Official Records, Fort Bend County, Texas; and those filed under County Clerk's File Numbers 9537352 of the Real Property Records of Fort Bend County, Texas.
  - Annual Maintenance Charge as set out in Volume 1593, Page 467 and Volume 2008, Page 976, of the Official Records of Fort Bend County, Texas.
  - Mineral Rights as set out in Volume 856, Page 262, and Volume 1043, Page 236, of the F.B.C.D.R., and in Volume 1457, Page 312, of the Official Records of Fort Bend County, Texas.
  - Property subject to terms and conditions of that certain mineral lease as set out in Fort Bend County Clerk's File Number 9059972.
  - Property subject to terms and conditions of that certain agreement with Houston Lighting and Power Company as set out in Volume 1571, Page 84 of the F.B.C.D.R.
  - Property Subject to that certain permit dated September 27, 1927 from the Board of Water Engineers to Brazos Valley Irrigation Company as set out in Volume 125, Page 280 of the F.B.C.D.R.
  - U.E.E. indicates Underground Electrical Easement; FEMA indicates: Federal Emergency Management Agency; FIRM indicates: Flood Insurance Rate Map; F.B.C.P.R. indicates Fort Bend County Plat Records; F.B.C.D.R. indicates Fort Bend County Deed Records.
  - There is an unobstructed aerial easement twenty (20) feet above the ground located adjacent to oil easements shown in the general notes of the Replat of Brynmawr Lake.
  - The unobstructed right-of-way and easement granted to Reliant Energy Entex as set out in Fort Bend County Clerk's File Number 99105515 of the Official Records of Fort Bend County, Texas (Schedule B, Letter g) does not affect this property.
  - As set out in Restrictive Covenants recorded under Volume 1593, Page 467 of the Official Records, Fort Bend County, Texas, and amended in Amendment by Vote to Deed Restrictions and Certification (Item 3) "on lake lots the rear building set back line shall be 60 feet or more from the lake line defined as the nearest waters edge".
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD '83) and may be brought to surface by applying the following combined scale factor: 0.99987755639.

LINE TABLE

LINE	COURSE	DISTANCE
L1	N 42°47'14"W	43.31'
CALL	N 40°50'00"W	43.31'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	60.00'	81.19'	77°31'42"	75.13'	N 21°33'05"W
(CALL)	60.00'	83.67'	79°54'00"	77.05'	N 20°02'00"W

AREA TABLE

CALL AREA = 1.2014 ACRES
ACTUAL AREA = 1.2035 ACRES

TO: MICHAEL HOOVER, COMMONWEALTH LAND TITLE COMPANY, AND HOME TRUST MORTGAGE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS ON THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, EXCEPT AS SHOWN HEREON. I FURTHER CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS 2nd DAY OF OCTOBER, 2004.

KENNETH A. GRULLER, R.P.L.S. No. 5476

ADDRESS: 4118 PEMBROOKE WAY, RICHMOND, TEXAS 77469

**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors

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Houston, Texas 77057 U.S.A. (713)266-9930

BEING ALL OF LOT 4, IN BLOCK 3, OF REPLAT OF BRYNMAWR LAKE, AS RECORDED IN SLIDE NUMBERS 737/A AND 737/B OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS

DRAWN BY: MH	DATE: 10.02.04	SCALE: 1" = 30'
CHECKED BY: KAG	JOB No. 4118 (MH)	SHEET No. 1 of 1

NO.	DATE	DESCRIPTION	BY