All bearings recited hereon are based on the North line of this tract (North line of Fulbrook Section 5B) running North 48° 25' 24" East.

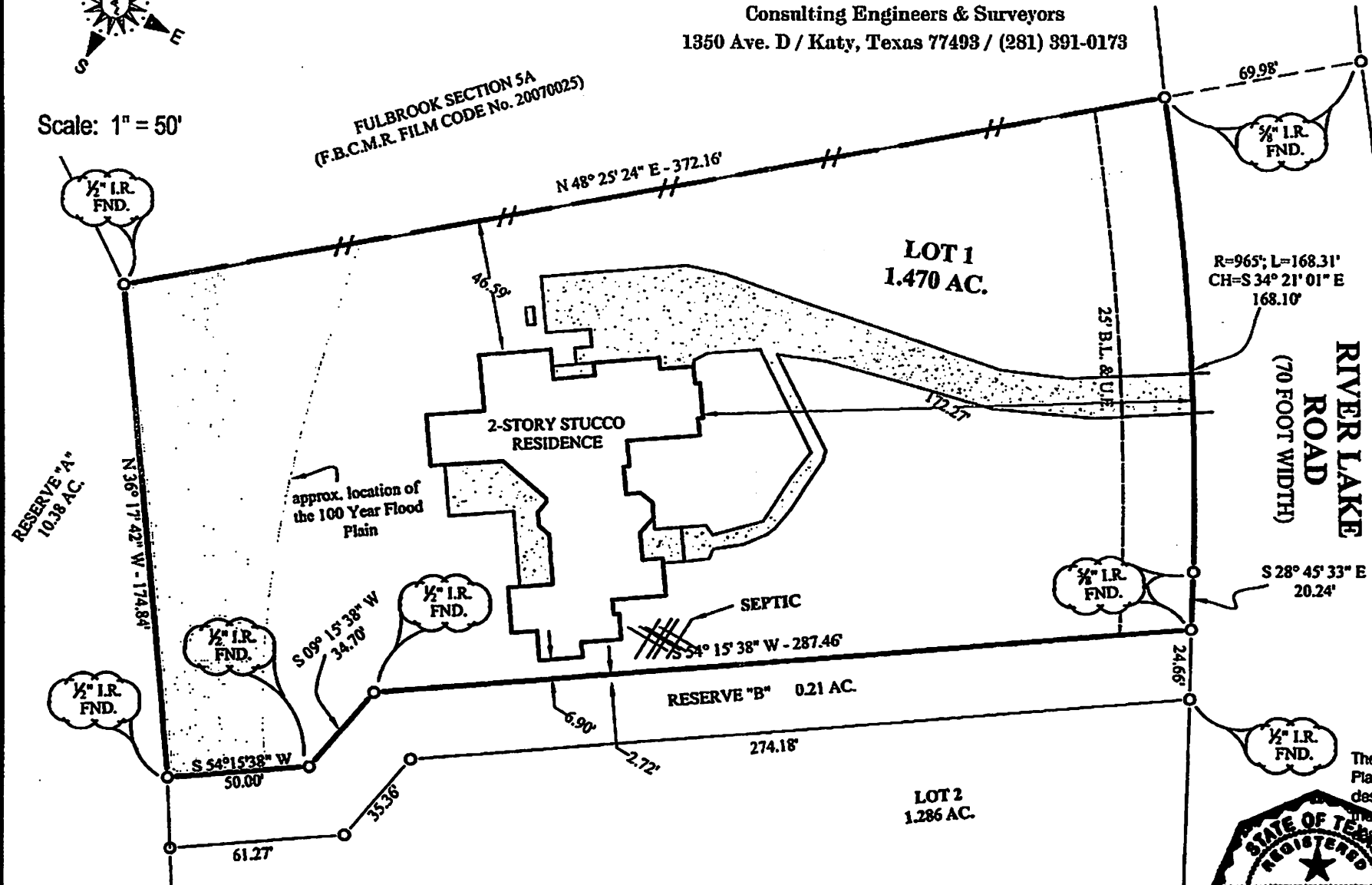This survey was made without the benefit of a title commitment.

NOTE: Per recording Plat General Note 17, the minimum distance of 10 feet shall be maintained between residential buildings.

Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
1350 Ave. D / Katy, Texas 77493 / (281) 391-0173

Scale: 1" = 50'

FULBROOK SECTION 5A
(F.B.C.M.R. FILM CODE No. 20070025)

N 48° 25' 24" E – 372.16'

69.98'

⅝" I.R. FND.

½" I.R. FND.

LOT 1
1.470 AC.

46.59'

R=965'; L=168.31'
CH=S 34° 21' 01" E
168.10'

25' B.L. & U.E.

172.27'

2-STORY STUCCO RESIDENCE

approx. location of the 100 Year Flood Plain

N 36° 17' 42" W – 174.84'

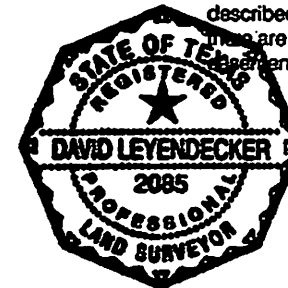RESERVE "A" 10.38 AC.

RIVER LAKE ROAD
(70 FOOT WIDTH)

FINAL SURVEY

BEING LOT 1 IN BLOCK 1 OF FULBROOK SECTION FIVE "B" (PLAT NUMBER 20100077 OF FORT BEND COUNTY PLAT RECORDS), SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, AND THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29, FORT BEND COUNTY, TEXAS.

PROPERTY ADDRESS: 31251 RIVERLAKE ROAD

½" I.R. FND.

S 09° 15' 38" W 34.70'

½" I.R. FND.

½" I.R. FND.

SEPTIC

S 54° 15' 38" W – 287.46'

⅝" I.R. FND.

S 28° 45' 33" E 20.24'

24.66'

*UPDATED: 10–09–14
*UPDATED: 09–16–12
*UPDATED: 04–23–12

RESERVE "B" 0.21 AC.

6.90'

2.72'

274.18'

S 54°15'38" W 50.00'

35.36

61.27'

LOT 2
1.286 AC.

½" I.R. FND.

The Undersigned does certify that the above is an accurate Plat of Survey, made on the ground, of the property legally described hereon in November, 2011 and is correct, and that there are no discrepancies, conflicts, encroachments or easements apparent on the ground except as shown hereon.

STATE OF TEXAS
REGISTERED
DAVID LEYENDECKER
2085
PROFESSIONAL LAND SURVEYOR

For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085

Scale:	1" = 50'
Date:	11-11-11
Dwn. By:	BR
File No.:	12-139A

(coord. file: 10-080)

The shaded portion of this property is in the 100 year Flood Plain, according to the Fort Bend County, Texas Flood Plain Map Community Panel No. 48157C0075 J dated January 03, 1997.

This survey is valid only with an original signature.