

WILEY MARTIN LEAGUE  
ABSTRACT NO. 56

LOT 22

LOT 22

LOT 19  
1.230 ACRES

LOT 18

LOT 20

LEGEND

- FND - FOUND
- IR - IRON ROD
- WM - WATER METER
- GM - GAS METER
- CD - CLEAN OUT
- A/C - AIR CONDITIONER
- CONC - CONCRETE
- BC - BRICK COLUMN
- WIF - WROUGHT IRON FENCE
- SRF - SPLIT RAIL FENCE
- SWBT - SOUTHWESTERN BELL TELEPHONE
- TELE - TELEPHONE
- PED - PEDESTAL
- W/ - WITH
- R.O.W. - RIGHT OF WAY
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS

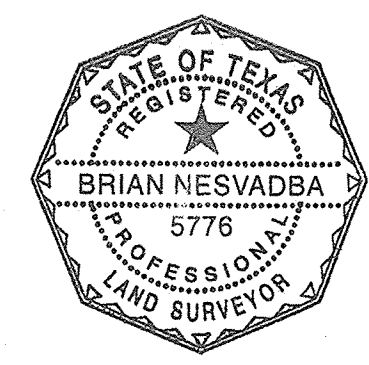
NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 21, BLOCK 2 PER THE RECORDED PLAT OF BRIDLEWOOD ESTATES, SECTION THREE (SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R.). THE BEARING BEING S 69°07'23" W - 267.41'.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY CHARTER TITLE COMPANY.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY CHARTER TITLE COMPANY ON MAY 4, 2005, EFFECTIVELY DATED APRIL 17, 2005, G.F. NO. 3129000353, AND IS RELIED UPON FOR PURPOSES THEREOF. ANY EASEMENTS RECORDED AFTER THIS DATE ARE NOT SHOWN HEREON.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0265 L EFFECTIVELY DATED APRIL 2, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON DECEMBER 15, 2017. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 8.) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

BRIDLEWOOD ESTATES  
SECTION THREE  
(SLIDE NOS. 1660A, 1660B, 1661A,  
1661B & 1662A; F.B.C.P.R.)

BLOCK ②

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition II, Survey.



*B. Nesvadba*  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776

CHARTER TITLE COMPANY			
G.F. NO.: 3129000353		EFFECTIVE: APRIL 17, 2005	
		ISSUED: MAY 4, 2005	
SCHEDULE 'B' ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1	SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R. F.B.C.C.F. NO. 9779835 F.B.C.C.F. NO. 9889844 F.B.C.C.F. NO. 98111857	RESTRICTIVE COVENANTS	RESTRICTIONS (AFFECTS SUBJECT TRACT NOT PLOTTABLE)
10 a	SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R.	8' UTILITY EASEMENT W/ W/ 7' AERIAL EASEMENT	AS SHOWN
10 b	SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R.	20' UTILITY EASEMENT W/ W/ 5' AERIAL EASEMENT (TITLE COMMITMENT INCORRECTLY SHOWS 7' AERIAL EASEMENT)	AS SHOWN
10 c	SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R.	10' UTILITY EASEMENT	AS SHOWN
10 d	F.B.C.C.F. NO. 2004031682	10' ELEC & NATURAL GAS EASEMENT	AS SHOWN
10 e	SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R.	75' BUILDING LINE	AS SHOWN
10 f	SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A; F.B.C.P.R.	15' DRAINAGE EASEMENT ON EACH SIDE OF CENTERLINE OF ALL NATURAL DRAINAGE COURSES	NONE FOUND
10 h	F.B.C.C.F. NO. 9779835	FLOWAGE EASEMENT	NOT PLOTTABLE (AFFECTS TRACT)

PORT GIBSON COURT  
(70' R.O.W.)

CAROLINA COVE DRIVE  
(70' R.O.W.)

**TEXAS ENGINEERING AND MAPPING CO.**  
12718 CENTURY DRIVE  
STAFFORD, TEXAS 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
www.team-civil.com  
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

**LAND TITLE SURVEY**  
OF  
LOT 19, BLOCK 2  
BRIDLEWOOD ESTATES, SECTION THREE,  
(SLIDE NOS. 1660A, 1660B, 1661A, 1661B & 1662A;  
F.B.C.P.R.)  
IN THE WILEY MARTIN LEAGUE, ABSTRACT NO. 56,  
FORT BEND COUNTY, TEXAS

CREW: MT	DRAWN BY: CK	CALC. BY: BSN	CK BY: BSN
DATE: 01-03-18	SCALE: 1" = 30'	KEY MAP: 606 Y	JOB NO.: 116-4