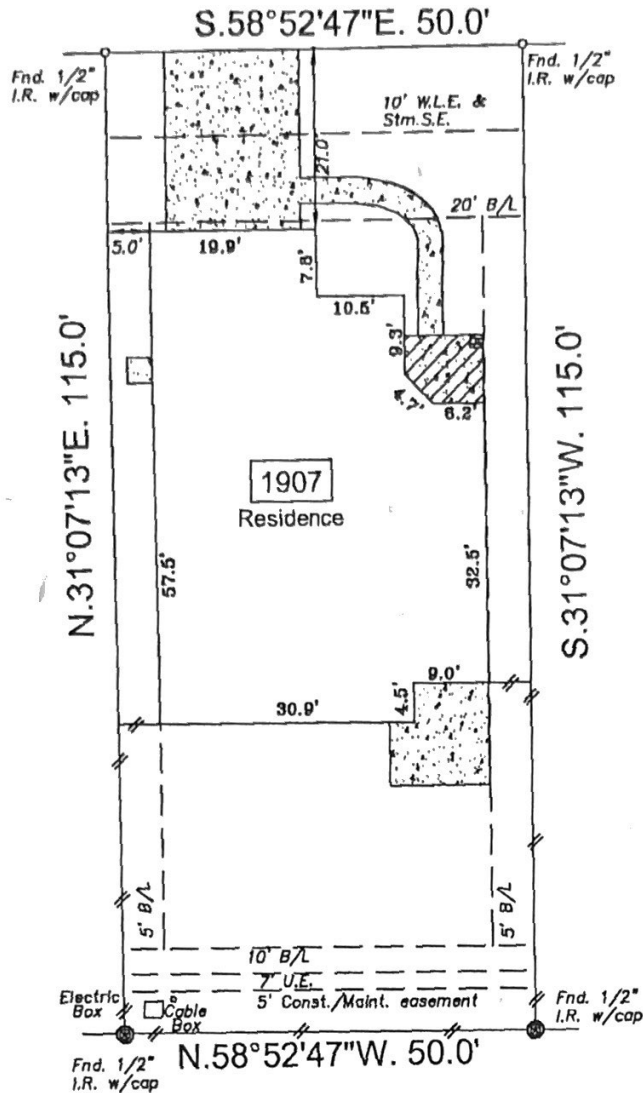


Scale: 1" = 20.0'

Manchester Crossing Drive (50.0' R.O.W.)



- Note.**
 B.L. - Building Line
 San S.E. - Sanitary Sewer easement
 Stm.S.E. - Storm Sewer easement
 U.E. - Utility easement
 W.L.E. - Water line easement
 R.O.W. - Right of Way
 I.R. - Iron Rod
 I.R. w/cap - Iron rod with plastic cap
 Wood fence
 Iron fence
 Chain link fence
 Curves:
 L = Length
 R = Radius
 Ch = Chord length

Cambridge Falls Sec. 1
 Plat #20050102, F.B.C.P.R.

Per LOMR dated April 27, 2006 from FEMA, Case # 06-06 B011P, this subdivision appears to have been removed from a special flood hazard area, reference FIRM map #48157C0290-J effective January 3, 1997.
 Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

- Basis for Bearings: North R.O.W. line of Manchester Crossing Dr.
- Surveyor did not abstract property
- Property subject to all building lines (front, side & rear) and all utility and aerial easements, and any other building restrictions, if any, that are not shown on this plat.
- Property subject to all deed restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- CenterPoint Energy agreement CFN 2007046014 & 2009064219, O.R.F.B.C.
- ● Indicates Controlling Monument

I hereby state that this survey was made on the ground under my supervision on June 16, 2010 and that this plat represents the circumstances at the time of the survey.



Andrew C. Sherman, R.P.L.S. No. 5327 Date: 6-17-10

LOT: 2	BLOCK: 1	SUBDIVISION: Cambridge Falls	SECTION: 2
RECORDATION: Plat # 20070047 of the Plat Records			COUNTY: Fort Bend
ADDRESS: 1907 Manchester Crossing Drive		Fresno, Texas	77545
PURCHASER: Robyn Allen	TITLE COMPANY: Priority Title	G.F. #	09303199
SSC		Southwest Surveying Co. 11847 MEADOW TRAIL LANE MEADOWS PLACE, TEXAS 77477 (281) 568-3989 FAX (281) 564-3062	
		DRAWN BY: tgs DRAWING NO.: 06161008	