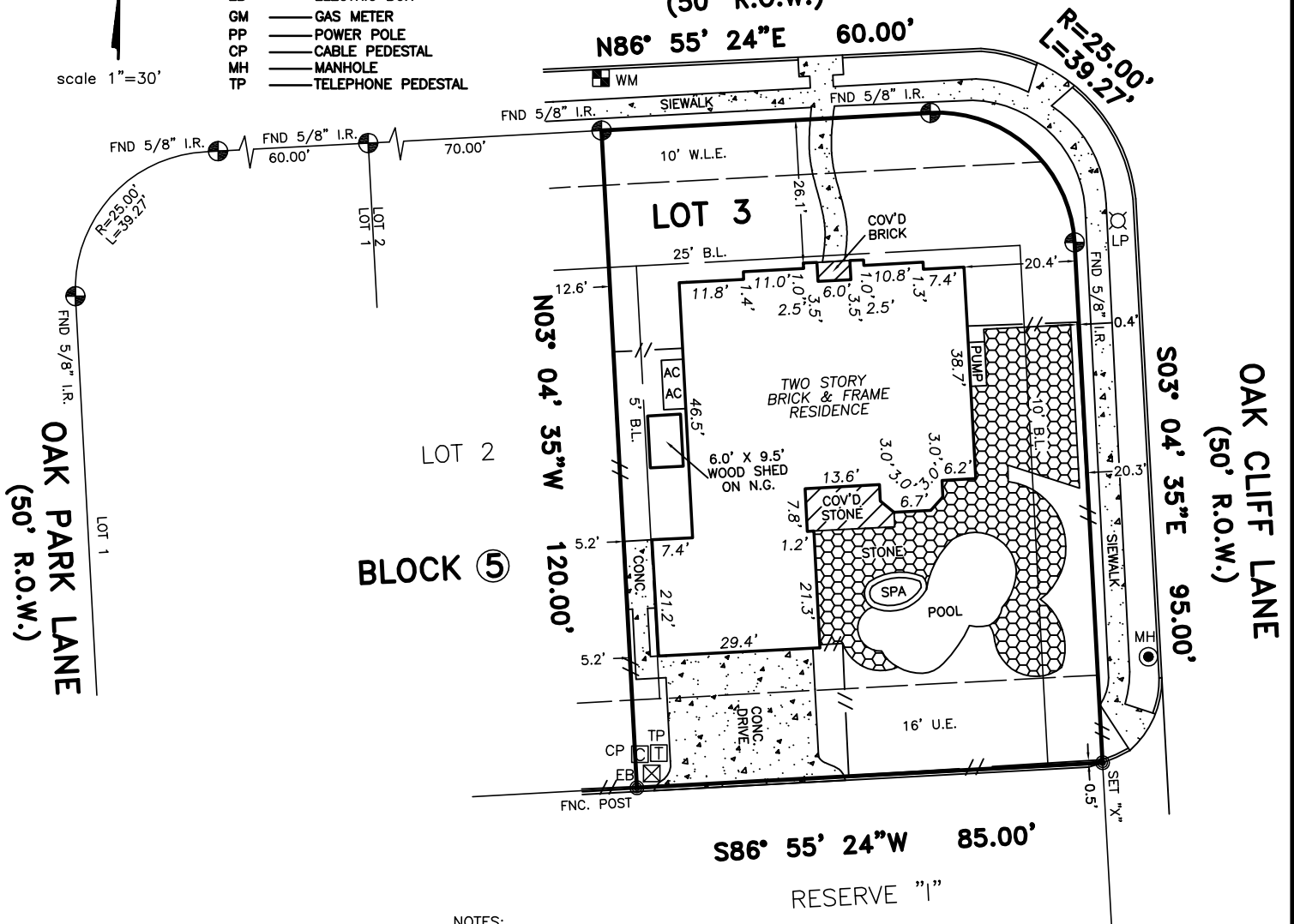


- LEGEND:**
- U.E. — UTILITY EASEMENT
 - W.L.E. — WATERLINE EASEMENT
 - R.O.W. — RIGHT OF WAY
 - B.L. — BUILDING LINE
 - P.L. — PROPERTY LINE
 - ☉ — CONTROLLING MONUMENT
 - LP — LIGHT POLE
 - WM — WATER METER
 - EB — ELECTRIC BOX
 - GM — GAS METER
 - PP — POWER POLE
 - CP — CABLE PEDESTAL
 - MH — MANHOLE
 - TP — TELEPHONE PEDESTAL

scale 1"=30'

**SHIPMANS LANDING DRIVE
(50' R.O.W.)**



NOTES:

1. BEARINGS BASED ON PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE COMPANY UNDER G.F. NO. **2360596-13175**, EFFECTIVE **10/04/18** AS LISTED: SLIDE NO. 2106/A&B, F.B.C.P.R. AND F.B.C.C.F. NOS. **9670899, 9734406, 9891628, 1999111601, 2001006368, 2001006369, 2001006370, 2005100295, 2005100317, 2007037180, 2008128377, 2008122378, 2008128379, 2008128380, 2008128381, 2008128665, 2008128666, 2008128667, 2008129701 THRU 2008129705, 2012007980, 2012008912, 2017-31275, 2017-31276, 2017-31277, 2017-68344, 2018-15439, 2018-63314 AND 2018-82062.**
3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
4. DRAINAGE EASEMENT **20'** IN WIDTH ON EACH SIDE OF THE CENTER LINES OF ALL NATURAL DRAINAGE ON THE HEREIN DESCRIBED PROPERTY.
5. BASED ON A PHYSICAL INSPECTION OF THE PROPERTY, NO VISIBLE OR APPARENT EASEMENTS ARE LOCATED THEREON THAT ARE NOT OTHERWISE DEPICTED ON THIS SURVEY.

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.

F.I.R.M. NO. 48157C PANEL 0435L
EFFECTIVE DATE 04/02/14 ZONE X-SHADED

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BOUNDARY SURVEY OF

**LOT 3 IN BLOCK 5
OF SIENNA VILLAGE OF SHIPMANS LANDING
SECTION 17
RECORDED IN SLIDE NO. 2106/A&B
OF THE MAP AND/OR PLAT RECORDS OF
FORT BEND COUNTY, TEXAS.**

SURVEYED FOR: THOMAS J. MUHLBAUER AND SHANNA C. MUHLBAUER

ADDRESS: 10242 SHIPMANS LANDING DRIVE, MISSOURI CITY, TEXAS
77459

LENDER: TBD

JOB NO.: 104736

FIELD WORK: 10/27/18

KEY MAP:

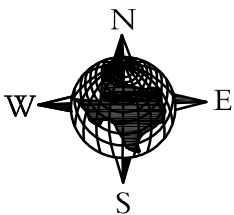
PROPERTY SUBJECT TO SUBDIVISION COVENANTS,
CONDITIONS AND RESTRICTIONS.

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 THE TITLE COMMITMENT.

GF: 2360596-13175 of FIRST AMERICAN TITLE
EFF: 10/04/18

10/29/18

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051



GGC SURVEY
Professional Land Surveying
FIRM NUMBER 10146000