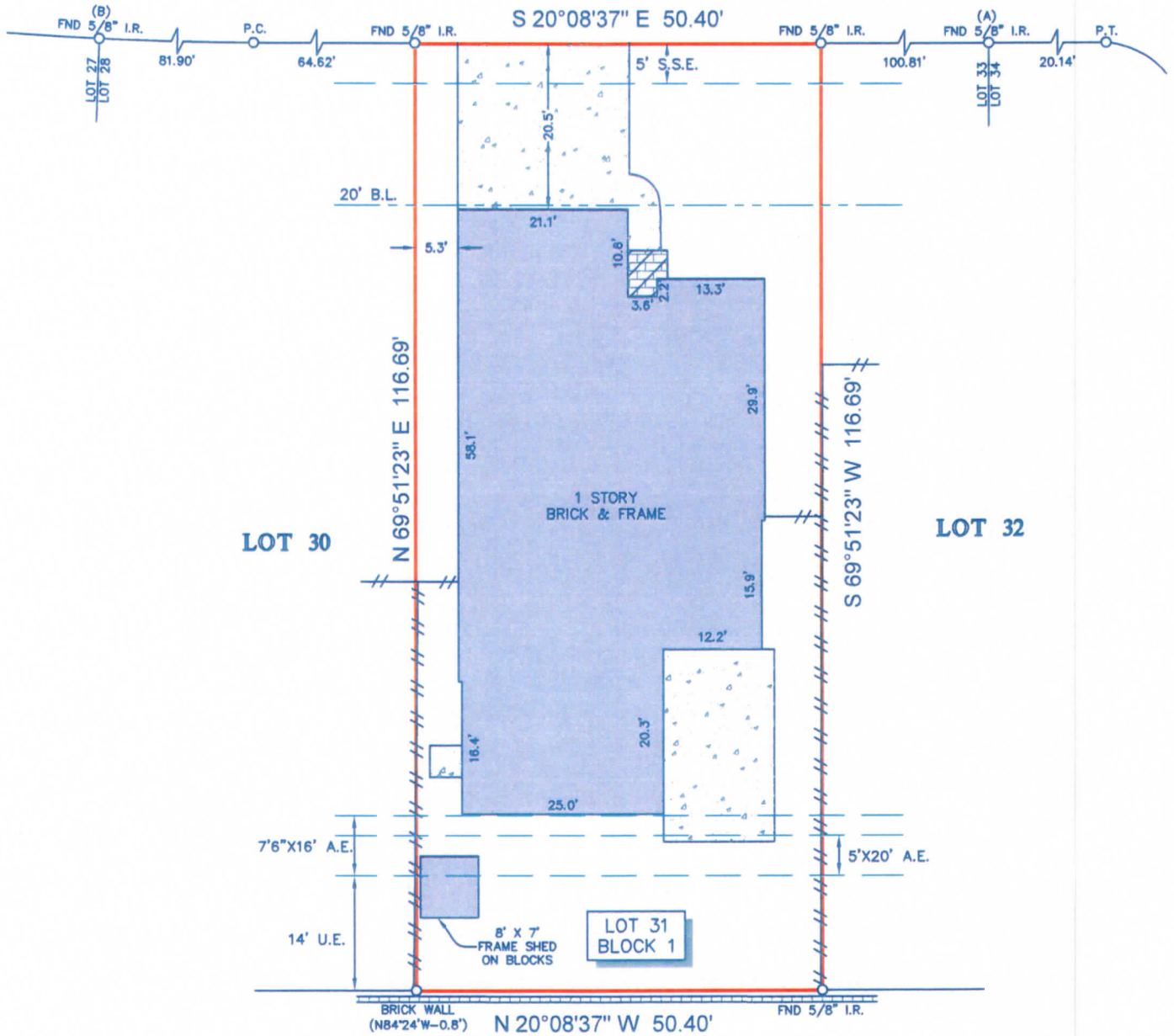


PIERCE VALLEY DRIVE
(50' R.O.W.)



RESERVE "E"

LEGEND

B.L. = BUILDING LINE	BRICK
U.E. = UTILITY EASEMENT	BRICK WALL
A.E. = AERIAL EASEMENT	
S.S.E. = SANITARY SEWER EASEMENT	
CONCRETE	
COVERED AREA	
FENCE	
WOOD	

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY FRONTIER TITLE COMPANY.
- THIS SURVEY IS CERTIFIED TO FRONTIER TITLE COMPANY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 6, 2020, UNDER G.F. NO. 2084254KT.
- TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES RECORDED UNDER COUNTY CLERK'S FILE NO. 2004126196 OF THE OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.
- EASEMENT, AS RECORDED UNDER C.F. NO. 2004126795 AND REFILED UNDER C.F. NO. 2004132216 O.P.R.F.B.C.

LEGAL DESCRIPTION: LOT 31, IN BLOCK 1, OF CANYON LAKES AT WESTHEIMER LAKES, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20040159, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 23, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: ELIZABETH A. TYLER	FIELD CREW: WT	TECH: DC
ADDRESS: 11023 PIERCE VALLEY DRIVE	DRAFTER: MC(V)	FINAL CHECK: LB
www.survey1inc.com survey1@survey1inc.com	DATE: NOV. 23, 2020	
Survey 1, Inc. Your Land Survey Company	JOB# 11-90963-20	
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		