

TITLE COMPANY:

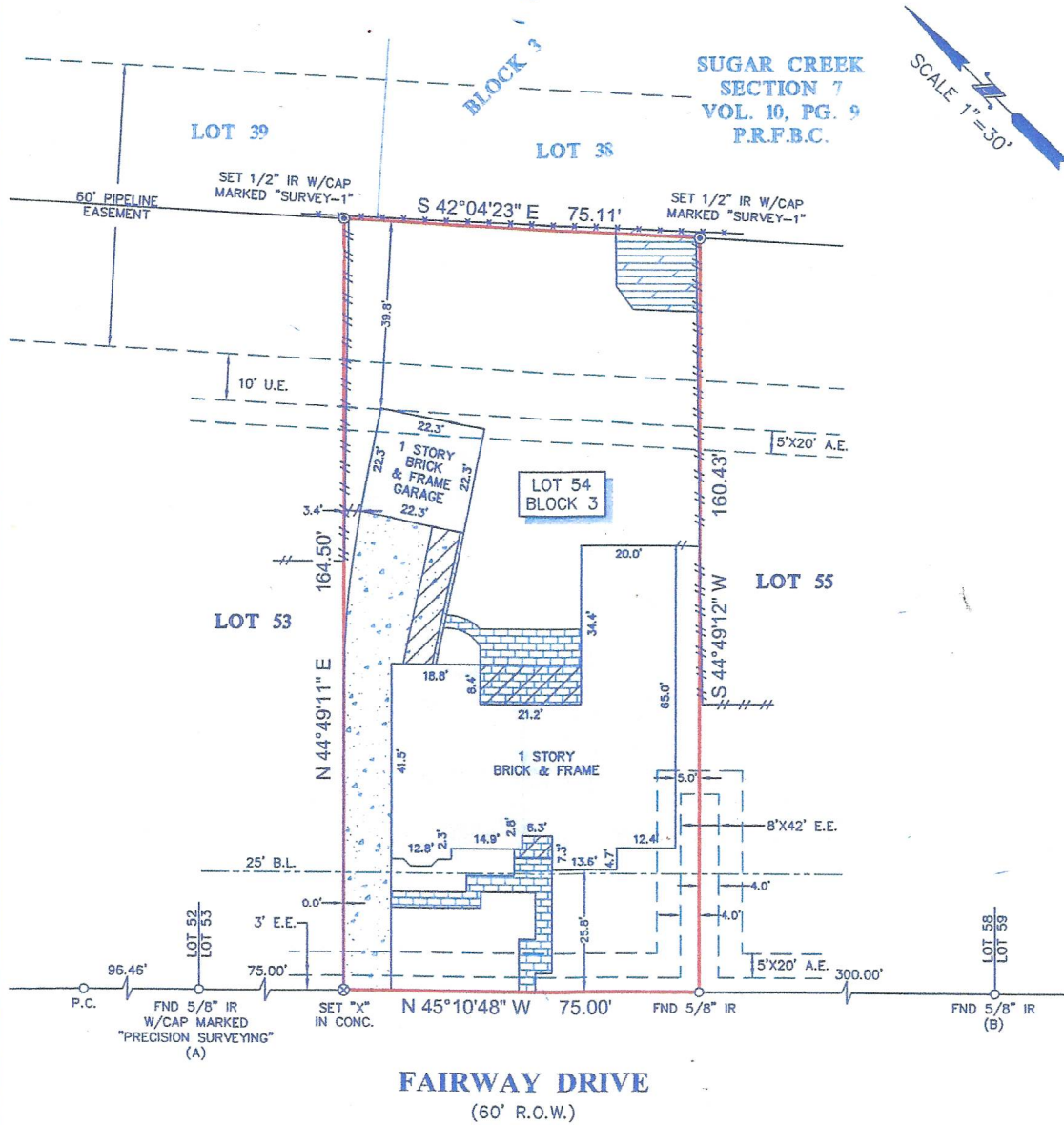


Capital Title
A Shaddock Company

281-903-7908

G.F. #: 18-357037

ISSUE DATE: 05-02-18

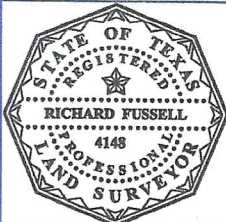


NOTES:

- 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 THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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 05-02-18, UNDER G.F. NO. 18-357037.
- DRAINAGE EASEMENT AS RECORDED IN VOL. 774, PG. 864, CORRECTED IN VOL. 809, PG. 887 AND CORRECTED IN VOL. 890, PG. 191 R.P.R.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGAL DESCRIPTION:

LOT 54, IN BLOCK 3, OF REPLAT OF SUGAR CREEK, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 10 OF THE 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 MAY 07, 2018 AND THAT THE 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
RPLS # 4148

CLIENT:
MAXWELL JAMES FELTS AND DARLA RENE FELTS

ADDRESS:
3015 FAIRWAY DRIVE

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | A/Wn, TX 77512 | (281)393-1382

FIELD CREW:	MV	TECH:	JB
DRAFTER:	JB	FINAL CHECK:	EF
DATE:	05-08-18		
JOB#	5-63013-18		