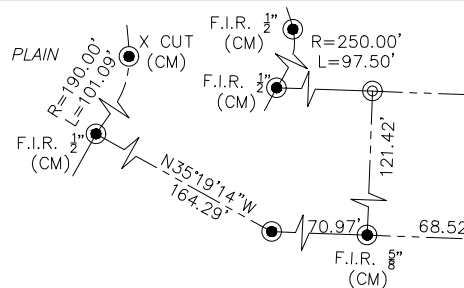
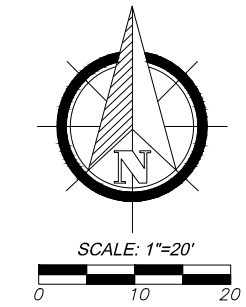


FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48157C0265L
 MAP REVISION: 04/02/2014
 ZONE: X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE)
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



CAPEVIEW COVE LANE
 (50' CUL-DE-SAC)

LOT 9A
 N83°45'13"E 121.82'

**LOT 10A
 VACANT LOT**

LOT 11A

NOTES:

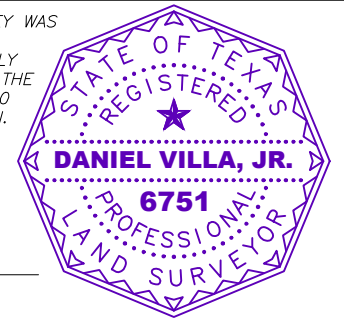
1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1572112129, EFFECTIVE DATE OF POLICY DECEMBER 8, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
6. TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS AS SET OUT ON PLAT OF LAKES OF WILLIAMS RANCH, SECTION ONE RECORDED AS INSTRUMENT NO. 20210136, OF THE COUNTY CLERK'S PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
7. UNDERGROUND ELECTRIC SERVICE AGREEMENT, AS INSTRUMENT NO. 2006156229, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)

A.E.=AERIAL EASEMENT	F.C.I.R.=FOUND CAPPED IRON ROD	U.E.=UTILITY EASEMENT
B.L.=BUILDING LINE	F.I.P.=FOUND IRON PIPE	U.T.S.=UNABLE TO SET
BRS=BEARS	F.I.R.=FOUND IRON ROD	R.O.W.=RIGHT-OF-WAY
C.I.R.=CAPPED IRON ROD	GM=GAS METER	S.C.I.R.=SET CAPPED IRON ROD
C.M.=CONTROL MONUMENT	G.B.L.=GARAGE BUILDING LINE	S.S.E.=SANITARY SEWER EASEMENT
D.E.=DRAINAGE EASEMENT	IST=INSIDE SUBJECT TRACT	W.L.E.=WATER LINE EASEMENT
FNC=FENCE	OST=OUTSIDE SUBJECT TRACT	
	P.R.=PLAT RECORDS	
WOOD FENCE	CONCRETE PAVEMENT	
CHAIN LINK FENCE	COVERED AREA	
WROUGHT IRON FENCE		
BARBED WIRE FENCE		
SUBJECT TRACT		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
 REGISTRATION NO. 6751



TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 281.213.2517

BOUNDARY SURVEY

LOT TEN-A (10A) OF LAKES OF WILLIAMS RANCH SEC. 1 PARTIAL REPLAT NO. 5, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210136 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 5626 CAPEVIEW COVE LANE, RICHMOND, FORT BEND COUNTY, TX 77469

JOB NO.: J2201-001
 DATE: 1/7/2022
 FOR: FORT BEND TITLE
 GF#: 1572112129
 PURCHASER: DHANANI CAPITAL

DRAFTED BY: IP