



Notes:
 • All easements and building lines shown hereon are per the record plat, unless otherwise noted.
 • Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
 • Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF No. FTH-30-FAH20016386JP of Fidelity National Title Company, effective date of November 17, 2020, issued date of November 23, 2020, and is subject to the limitations of that commitment.
 • Subject to easements and setbacks as per restrictions recorded in Volumes 22, Page 32 of the Map Records and in Volumes 839, Page 756 and in Volume 903, Page 1, both of the Deed Records of Fort Bend County, Texas and under Fort Bend County Clerk's File Number(s) 79092546, 8017876, 2011131282, 2011131283, 2011131284, 2011131285, 2012056735, 2012056736, RP-20118-53528 and RP-2019-78317.
 • Agreement for Underground Electric Service Executed by: Houston Lighting and Power Company, a Texas corporation Recording No., under Fort Bend County Clerk's File Number(s) 79097109.
 • Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted to Houston Lighting & Power Company, recorded under Fort Bend County Clerk's File Number(s) 79083057 (Does not Apply)

<p>Property description LOT ONE (1) IN BLOCK ONE (1) OF PHEASANT CREEK SECTION ONE (1) OF TOWNSHIP 35 NORTH AND RANGE 12 WEST ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 32 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.</p>	
Field Date	12/16/2020
ASC No.	2012.3544
Buyer	HIGHWAYED MARIJA AMERI
Client	METRO AREA REALTY - SUGAR LAND
CLF No.	FAH20016386
Deed/Field Owner	A.G. / T.C.
<p>16822 WINNSTREAM LANE SUGAR LAND, TEXAS 77498</p>	
<p>LEGEND: C-M - Containing Measurement; Fd - Fossil; LK - Line and Lot; Lp - Line Type; V - Vertical; S - Survey; S-C - Survey Control; S-L - Survey Line; S-R - Survey Right; S-T - Survey Total; S-W - Survey Width; S-X - Survey X; S-Y - Survey Y; S-Z - Survey Z; S-1 - Survey 1; S-2 - Survey 2; S-3 - Survey 3; S-4 - Survey 4; S-5 - Survey 5; S-6 - Survey 6; S-7 - Survey 7; S-8 - Survey 8; S-9 - Survey 9; S-10 - Survey 10; S-11 - Survey 11; S-12 - Survey 12; S-13 - Survey 13; S-14 - Survey 14; S-15 - Survey 15; S-16 - Survey 16; S-17 - Survey 17; S-18 - Survey 18; S-19 - Survey 19; S-20 - Survey 20; S-21 - Survey 21; S-22 - Survey 22; S-23 - Survey 23; S-24 - Survey 24; S-25 - Survey 25; S-26 - Survey 26; S-27 - Survey 27; S-28 - Survey 28; S-29 - Survey 29; S-30 - Survey 30; S-31 - Survey 31; S-32 - Survey 32; S-33 - Survey 33; S-34 - Survey 34; S-35 - Survey 35; S-36 - Survey 36; S-37 - Survey 37; S-38 - Survey 38; S-39 - Survey 39; S-40 - Survey 40; S-41 - Survey 41; S-42 - Survey 42; S-43 - Survey 43; S-44 - Survey 44; S-45 - Survey 45; S-46 - Survey 46; S-47 - Survey 47; S-48 - Survey 48; S-49 - Survey 49; S-50 - Survey 50; S-51 - Survey 51; S-52 - Survey 52; S-53 - Survey 53; S-54 - Survey 54; S-55 - Survey 55; S-56 - Survey 56; S-57 - Survey 57; S-58 - Survey 58; S-59 - Survey 59; S-60 - Survey 60; S-61 - Survey 61; S-62 - Survey 62; S-63 - Survey 63; S-64 - Survey 64; S-65 - Survey 65; S-66 - Survey 66; S-67 - Survey 67; S-68 - Survey 68; S-69 - Survey 69; S-70 - Survey 70; S-71 - Survey 71; S-72 - Survey 72; S-73 - Survey 73; S-74 - Survey 74; S-75 - Survey 75; S-76 - Survey 76; S-77 - Survey 77; S-78 - Survey 78; S-79 - Survey 79; S-80 - Survey 80; S-81 - Survey 81; S-82 - Survey 82; S-83 - Survey 83; S-84 - Survey 84; S-85 - Survey 85; S-86 - Survey 86; S-87 - Survey 87; S-88 - Survey 88; S-89 - Survey 89; S-90 - Survey 90; S-91 - Survey 91; S-92 - Survey 92; S-93 - Survey 93; S-94 - Survey 94; S-95 - Survey 95; S-96 - Survey 96; S-97 - Survey 97; S-98 - Survey 98; S-99 - Survey 99; S-100 - Survey 100.</p>	
<p>SEARCHING WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.TEXAS.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, PER 481570.01451, DATED 08/02/2014.</p>	
<p>The undersigned has/has received and reviewed a copy of this survey.</p>	
<p>DATE: _____</p>	
<p>ISSUE DATE: 12/17/2020</p>	
<p>SURVEYORS CERTIFICATION: The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct and to the best of my own knowledge there are no other discrepancies, encumbrances, overlapping of improvements, easements or rights of way that have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.</p>	
<p>ARTHUR LAND SURVEYING ANITA JACKSON 14111 Richmond Ave, Suite 150 Houston, TX 77042 2819727311, 2819727311 arthur@arthurlandsurveying.com</p>	