

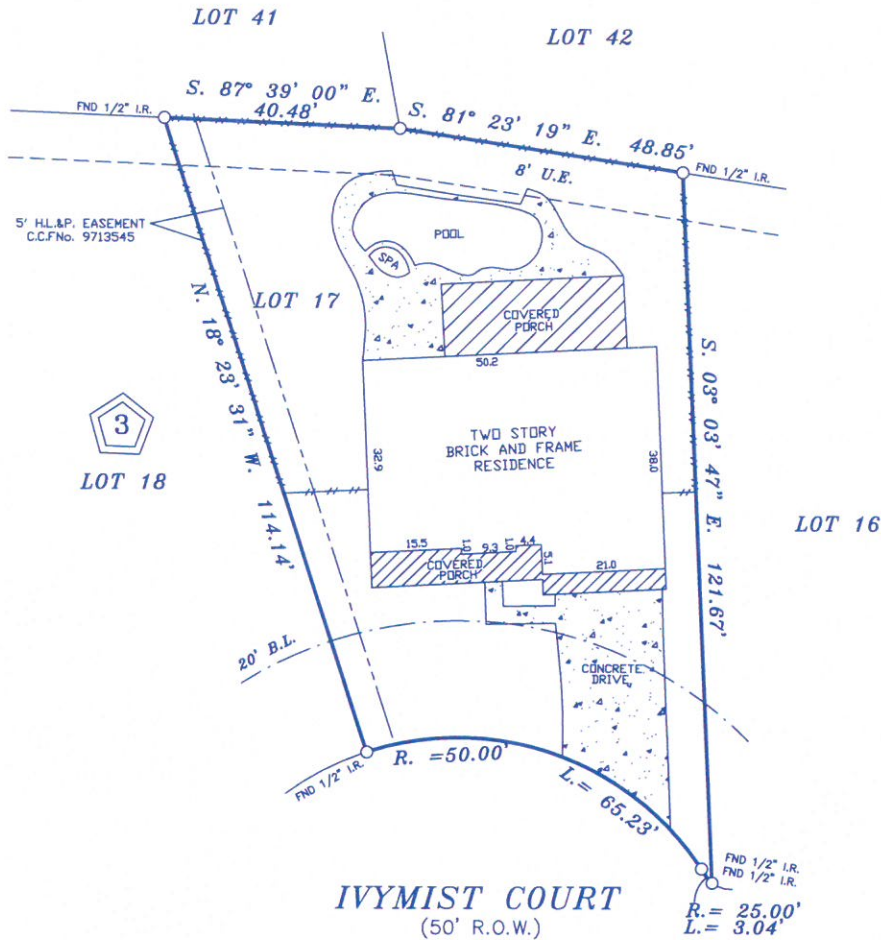
For Informational Purposes Only

4111 IVYMIST COURT, SUGAR LAND, TEXAS, 77479

LEGEND

IRON ROD	IR	COVERED AREA	
WATERLINE EASEMENT	W.L.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.		
WOOD FENCE			
WIRE FENCE			
CHAIN LINK FENCE			
GARAGE BUILDING LINE	G.B.L.		
WATER LINE EASEMENT	W.L.E.		
CONTROL MONUMENT	C.M.		
CATY RISER	⊙		

SCALE 1" = 30'



IVYMIST COURT
(50' R.O.W.)

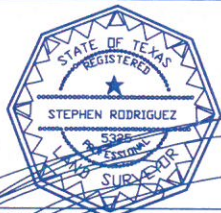
NOTES:

1. RESTRICTED COVENANTS BY FILM CODE NO. 359005 M.R.H.C.
2. A MINIMUM DISTANCE OF 10 FEET MUST BE MAINTAINED BETWEEN RESIDENCES (THERE IS NO RESIDENCE WITHIN 10' OF THIS SUBJECT RESIDENCE).
3. EASEMENT FOR PUBLIC UTILITY AND STORM SEWER BY C.C.F. NO. P645561, AND R097253.

LOT: 17	BLOCK: 3	SUBDIVISION: REPLAT OF NEW TERRITORY PARCEL SF-34 (CRESCENT RIDGE)	
COUNTY: FORT BEND	STATE: TEXAS	RECORDATION: SLIDE NO. 1572/A & 1572/B P.R.F.B.C.T.	JOB NO. 4111 I
PURCHASER: ALBERTO HERRERA AND KAREN HERRERA		MORTGAGE CO.	FIELD WORK 1-22-21 D.F.
ADDRESS: 4111 IVYMIST COURT		TITLE CO. SELECT TITLE CO.	DRAFTING 1-22-21 CTM
			FINAL CHECK 1-23-21 S.R.

COPPERFIELD
LAND SURVEYING CO.

COPPERFIELD LAND SURVEYING
12436 F.M. 1960 WEST, #128
HOUSTON, TEXAS 77065
TEL 832-217-7903
FIRM NUMBER 10193752



I DO 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 THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT EXCEPT AS SHOWN.
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THIS SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW AND PLAT OF RECORD SHOWN.

GF. No. 2575972-H0166

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. ALL BEARINGS BASED ON THE DEED OF RECORD UNLESS OTHERWISE NOTED.

FEMA INFORMATION

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "X" AS PER MAP CITY OF HOUSTON 480296 PANEL 48201C0665M DATED 06/09/2014