

PRIME TEXAS SURVEYS, LLC
2417 NORTH FREEWAY
HOUSTON, TX. 77009
FIRM#10133000 LIC#5902

PH 713-864-2400
FA 713-869-1008



INVOICE

INVOICE DATE
7/22/2019

JOB #
190853

TERMS
Due on receipt

Independence title - SW Frwy Mai Tran 14090 Southwest Freeway Ste 150 Sugar Land, Tx 77478	
ORDER DATE	7/22/2019

QTY	SERVICE	ST#	STREET NAME	ZIP CODE	AMOUNT
1	Title Survey - ...	2715	Country Place Dr.	77406	400.00T

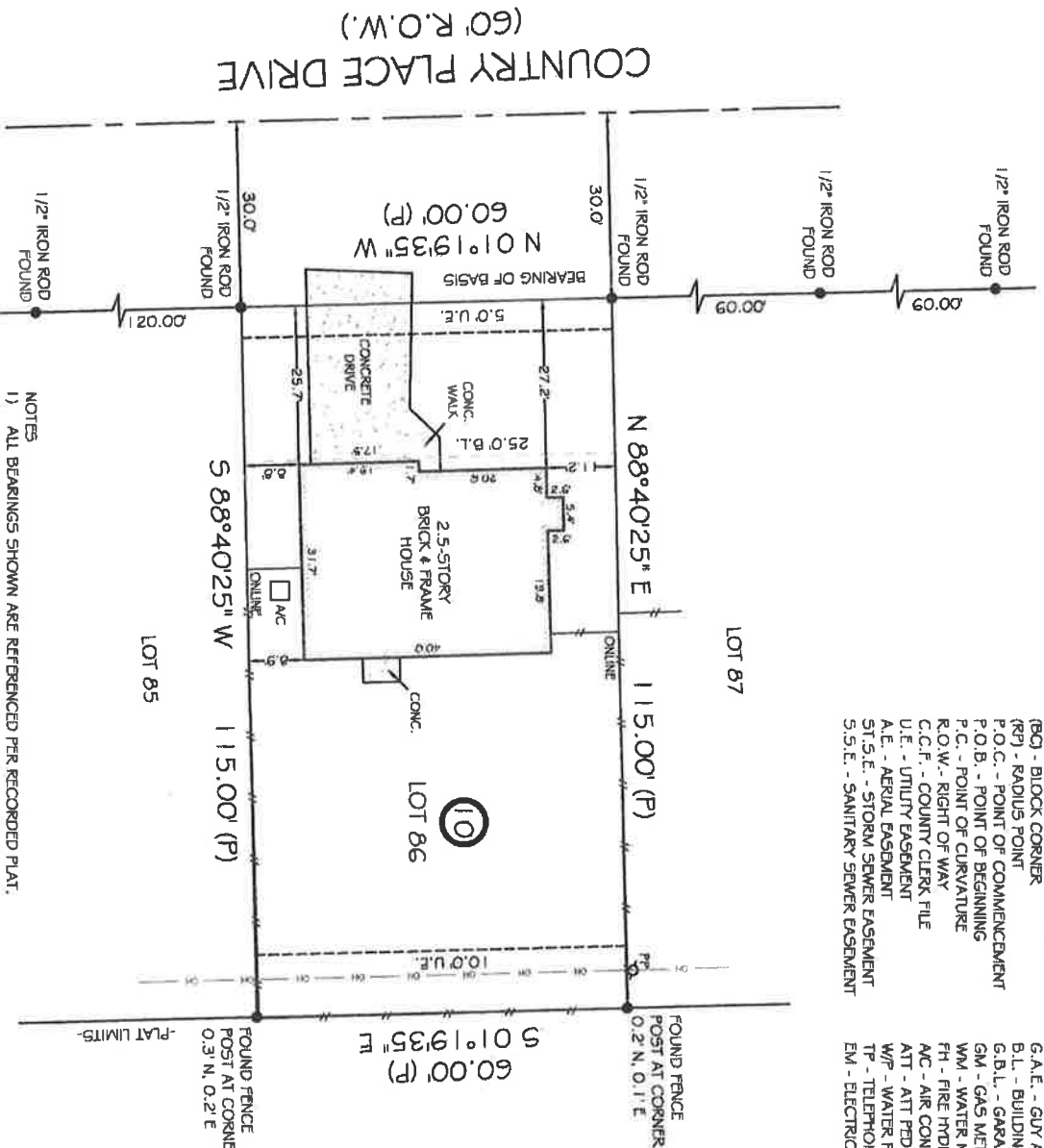
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Sales Tax (8.25%)	\$33.00
Payments/Credits	\$0.00
Total	\$433.00
Balance Due	\$433.00

ADDRESS : 2715 COUNTRY PLACE DRIVE,
 RICHMOND, TX 77406
 BUYER : JOSHUA KEVIN MCCOWN
 TITLE CO : INDEPENDENCE TITLE COMPANY
 GF NO : 1928042-VLHF
 LENDER : FAIRWAY INDEPENDENT MORTGAGE CORPORATION

**A LAND TITLE SURVEY OF
 LOT 86, BLOCK 10
 REPLAT OF THE GROVE SECTION 4
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN VOLUME 31, PAGE 11 OF
 THE PLAT RECORDS OF FORT BENT COUNTY, TEXAS**

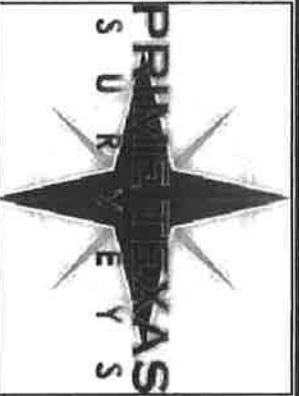
- LEGEND**
- (CM) - CONTROLLING MONUMENT
 - (BC) - BLOCK CORNER
 - (RP) - RADIUS POINT
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.C. - POINT OF CURVATURE
 - R.O.W. - RIGHT OF WAY
 - C.C.F. - COUNTY CLERK FILE
 - U.E. - UTILITY EASEMENT
 - A.E. - AERIAL EASEMENT
 - ST.S.E. - STORM SEWER EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.S.E. - WATER & SEWER LINE EASEMENT
 - G.A.E. - GUY ANCHOR EASEMENT
 - B.L. - BUILDING LINE
 - G.B.L. - GARAGE BUILDING LINE
 - GM - GAS METER
 - WM - WATER METER
 - TH - FIRE HYDRANT
 - AC - AIR CONDITIONER
 - ATT - ATT PEDestal
 - WP - WATER PUMP
 - TF - TELEPHONE PEDestal
 - EM - ELECTRIC METER



NOTES
 1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT.

- 2) ANY AND ALL EASEMENTS AND BUILDING SET BACK LINES SET FORTH IN RESTRICTIVE COVENANTS FILED UNDER VOLUME 31, PAGE 3 AND VOLUME 31, PAGE 11, PLAT RECORDS; VOLUME 1065, PAGE 156 (8228414), DEED RECORDS; CLERK'S FILE NO(S). 2001047989, 2002026586, 2005081701, 2010067434, 2011115459, 2011129844, 2012017989, 2013142107, 2018055059, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS.
- 3) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS RECORDED IN VOLUME 1065, PAGE 156 (8228414), DEED RECORDS, FORT BEND COUNTY, TEXAS.
- 4) BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1065, PAGE 156 (8228414), DEED RECORDS, FORT BEND COUNTY, TEXAS.
- 5) AN EASEMENT UTILITY FIVE FEET ALONG THE FRONT PROPERTY LINE TOGETHER WITH ANY AERIAL EASEMENTS LOCATED ADJACENT THERETO AS STIPULATED ON RECORDED PLAT.
- 6) AN EASEMENT UTILITY TEN FEET ALONG THE REAR PROPERTY LINE TOGETHER WITH ANY AERIAL EASEMENTS LOCATED ADJACENT THERETO AS STIPULATED ON RECORDED PLAT.
- 7) BUILDING SETBACK LINES AS SET FORTH ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF.

SCALE:
 1"=30'



FIRM NO. 10133000
 JOB NO. 190853
 DATE: JULY 31, 2019

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 THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND.

FLOOD INFORMATION
 BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE X, SHADED DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD* PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48157C0235L. REVISION DATE: 04-02-2014. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.



7-51-19



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 SUGAR LAND, TEXAS 77478

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