

**LEGEND:** (ITEMS THAT MAY APPEAR ON THIS SURVEY)

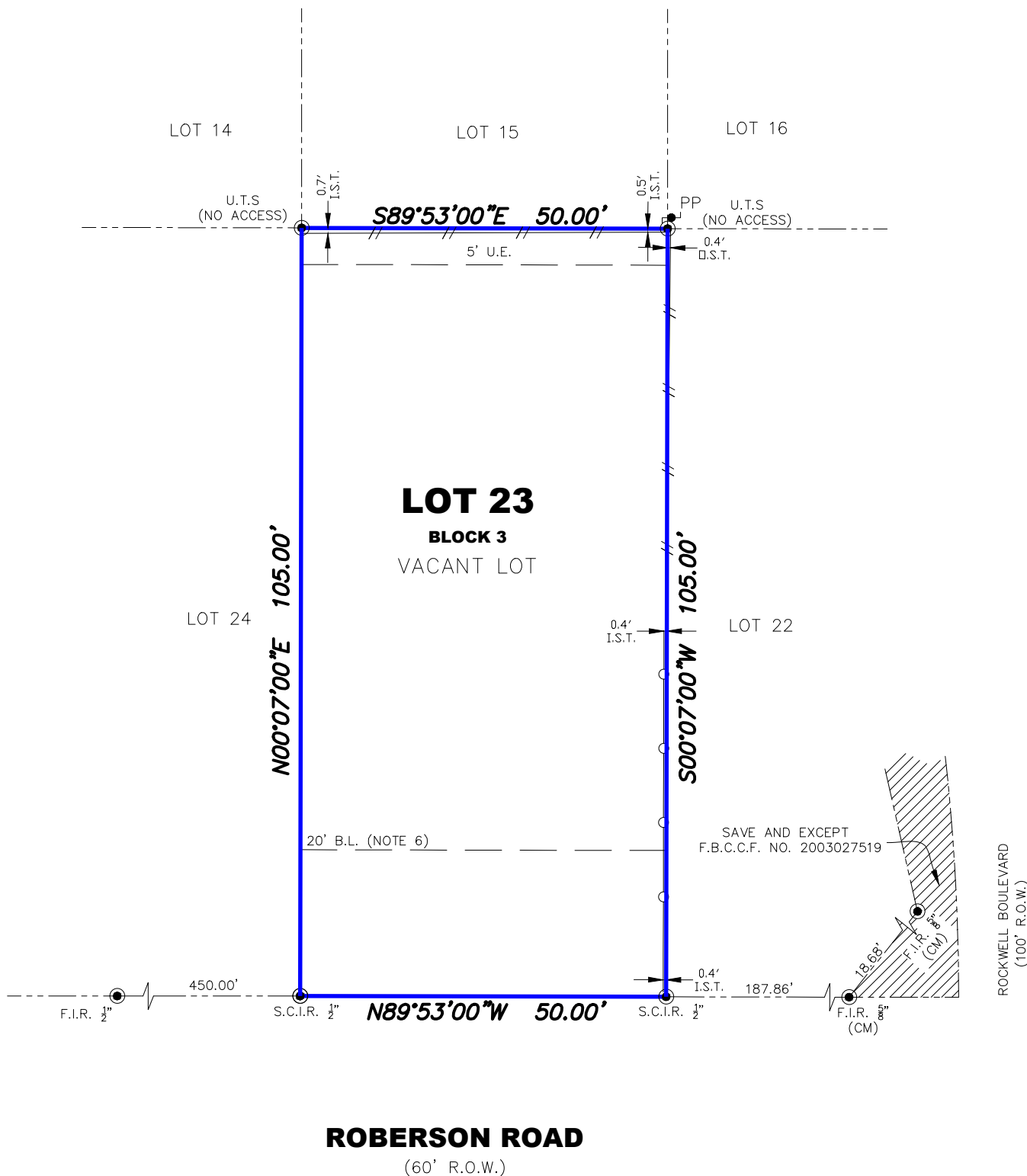
A.E.=AERIAL EASEMENT  
 B.L.=BUILDING LINE  
 BRS=BEARS  
 C.I.R.=CAPPED IRON ROD  
 C.M.=CONTROL MONUMENT

D.E.=DRAINAGE EASEMENT  
 FNC=FENCE  
 F.C.I.R.=FOUND CAPPED IRON ROD  
 F.I.P.=FOUND IRON PIPE  
 F.I.R.=FOUND IRON ROD  
 GM=GAS METER

G.B.L.=GARAGE BUILDING LINE  
 IST=INSIDE SUBJECT TRACT  
 OST=OUTSIDE SUBJECT TRACT  
 P.R.=PLAT RECORDS  
 U.E.=UTILITY EASEMENT  
 U.T.S.=UNABLE TO SET

R.O.W.=RIGHT-OF-WAY  
 S.C.I.R.=SET CAPPED IRON ROD  
 S.S.E.=SANITARY SEWER EASEMENT  
 W.L.E.=WATER LINE EASEMENT

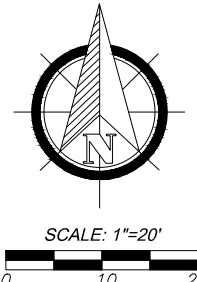
WOOD FENCE  
 CHAIN LINK FENCE  
 SUBJECT TRACT



**ROBERSON ROAD**  
 (60' R.O.W.)

**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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 490321220298, EFFECTIVE DATE OF POLICY 4-12-2022, 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. A BUILDING SET BACK LINE 20 FEET WIDE ALONG THE FRONT PROPERTY LINE, AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 332, PAGE 188 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.



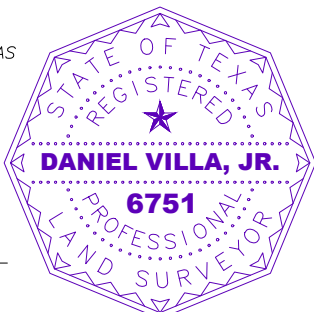
**FLOOD PLAIN INFO:**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48157C0305M  
 MAP REVISION: 01/29/2021  
 ZONE: X  
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



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

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.



*[Signature]*  
 DANIEL VILLA, JR.  
 REGISTRATION NO. 6751

**BOUNDARY SURVEY**

OF LOT 23, BLOCK 3, OF PINE ISLAND ADDITION, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL. 332, PG. 184 OF THE DEED RECORDS OF FORT BEND COUNTY 0 ROBERSON RD, HOUSTON, TEXAS 77085

JOB NO.: D2204-045  
 DATE: 4/22/2022  
 FOR: STARTEX TITLE  
 GF#: ST-0321-4903212200298Louise  
 PURCHASER: MA CECILIA MORFIN CHAVEZ

DRAFTED BY: CM