



NOTES:
 1. BEARINGS BASED ON PLAT.
 2. FLOOD IS ZONE X SHADED WITH AREA WITH REDUCED RISK OF FLOOD DUE TO LEVEL.
 3. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 4. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
 BUILDING SET BACK LINE TWENTY-FIVE (25) FEET WIDE ALONG THE FRONT (WEST) PROPERTY LINE(S), AS SHOWN BY THE RECORDED MAP/PLAT OF SAID SUBDIVISION.
 BUILDING SET BACK LINE TEN (10) FEET WIDE ALONG THE SOUTH PROPERTY LINE(S), AS SHOWN BY THE RECORDED MAP/PLAT OF SAID SUBDIVISION.
 UTILITY EASEMENT TEN (10) FEET WIDE ALONG THE REAR (EAST) PROPERTY LINE(S), AS SHOWN BY THE RECORDED MAP/PLAT OF SAID SUBDIVISION.
 SANITARY SEWER EASEMENT FIVE (5) FEET WIDE ALONG THE FRONT (WEST) PROPERTY LINE(S), AS SHOWN BY THE RECORDED MAP/PLAT OF SAID SUBDIVISION.
 WATER LINE EASEMENT FIVE (5) FEET WIDE ALONG THE SOUTH PROPERTY LINE(S), AS SHOWN BY THE RECORDED MAP/PLAT OF SAID SUBDIVISION.
 5. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED UNDER SLIDE 1504/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 9823283, 9823286, 9790007, 98030432, 202111115, 201003726, 201106764, 201106767, 201106768, 201106769, 2012011135.
 6. DRAINAGE EASEMENT 15 FEET WIDE ALONG EITHER SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

F.I.R.M. NO. 48157C PANEL 0140 L FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS EFFECTIVE DATE 04/02/14 ZONE SEE NOTES NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BOUNDARY SURVEY OF
 LOT ONE (1), IN BLOCK TWO (2), OF PECAN GROVE PLANTATION, SECTION TWENTY (20), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON SLIDE NO. 1504/B, OF THE PLAT RECORDS FORT BEND COUNTY, TEXAS.

SURVEYED FOR: CORTNEY LEE FRANKS AND CLINT FRANKS	
ADDRESS: 3006 PECAN WAY COURT, RICHMOND, TEXAS 77406	
SELECT TITLE	JOB NUMBER: 023821
FIELD WORK: 02/10/2021	DRAFTER: RH

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.
 GF: 022116531 of SELECT TITLE
 EFF: 12/27/2020
Xavier Chapa 02/12/2021
 XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568



St SELECT TITLE
where People come first
 SELECT TITLE
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 RICHMOND, TEXAS 77406
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