

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



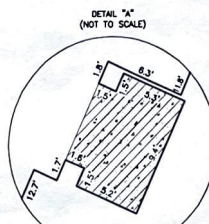
CONCRETE	CALL	REVISION	DN = DOWNHOLE SURVEY	FD = FOUND
COVERED	IRON FENCE	CONTROLLING MONUMENT B-2458	UL = UTILITY EASEMENT	PL = PRIMARY LINE
ASPHALT	WOOD FENCE	— CHAIN LINK FENCE	AE = AERIAL EASEMENT	PP = POWER POLE
			DE = DRAINAGE EASEMENT	IP = IRON PIPE
				ME = MESSURE

COMMON ABBREVIATIONS

BERINGER DRIVE
(60' P.A.E. & U.E.)

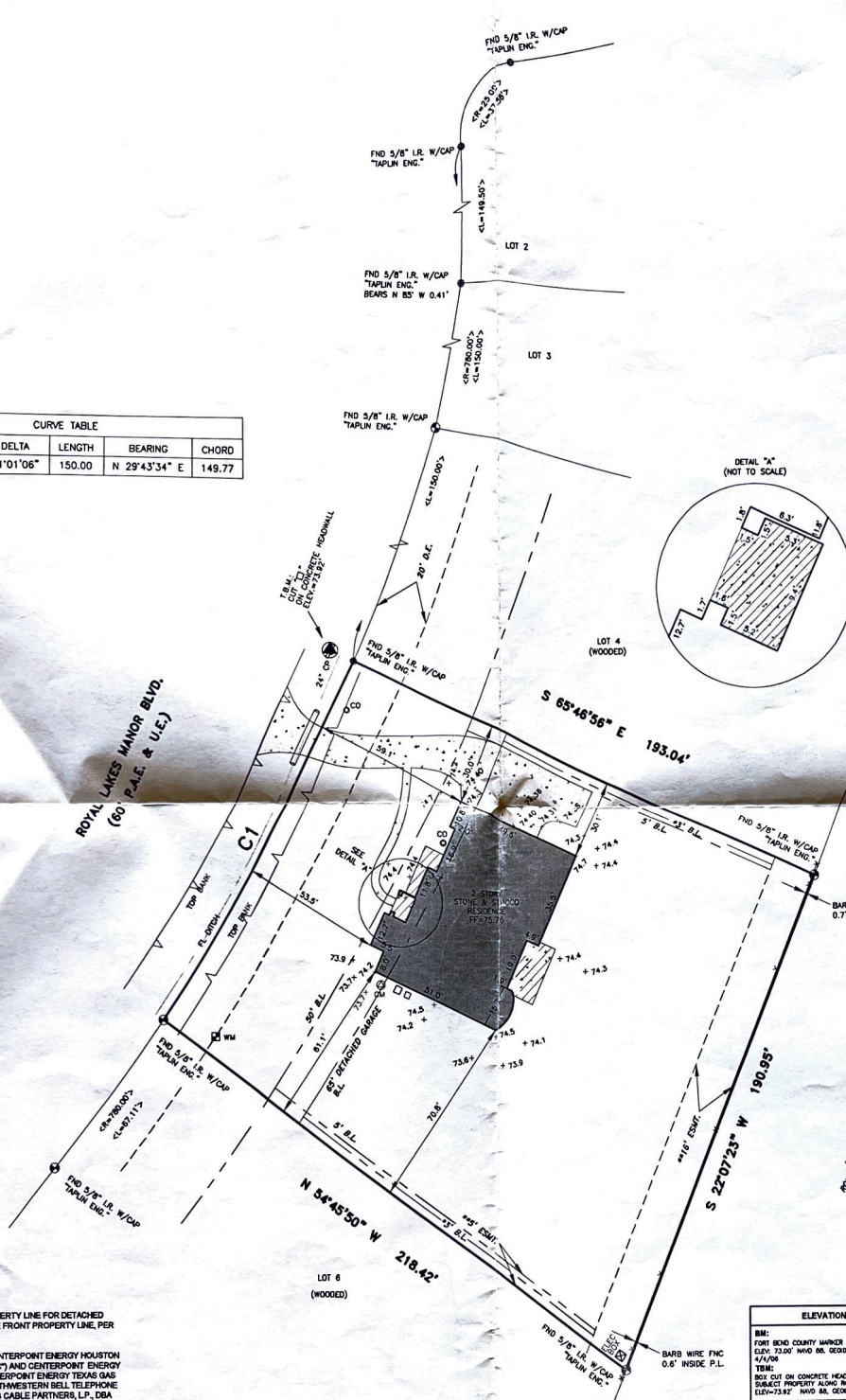
- NOTES:
1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 2. SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
 3. EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "F" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS: PLAT NO. 20040170, F.B.C.P.R., F.B.C.C.F. NOS. 200501738, 200622277, 200611895, 200622549, 2006001736, 2000005341, 2004123680.
 4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
 5. OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.
 6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
 7. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION, AS SHOWN HEREON.
 8. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.
 9. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 10. P.A.E. = PERMANENT ACCESS EASEMENT (SEE APPLICABLE RESTRICTIONS ASSOCIATED WITH P.A.E. PER RECORDED PLAT).

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	780.00	11°01'06"	150.00	N 29°43'34" E	149.77



I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY, PERFORMED ON 04/10/07, AND ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED ON THIS DATE. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO CONSOLIDATION OR LIQUEFACTION OF THE SOIL, ADDITION OR REMOVAL OF FACTORS. THEREFORE, THIS SURVEY MAY NOT DEPICT THE ELEVATIONS AND DRAINAGE PATTERNS OF THIS PROPERTY WITHIN 10-15% OF THE MAIN STRUCTURE AFTER THE DATE OF THIS SURVEY. THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN ARE THE CERTIFIED FINDINGS OF THE SURVEYOR AND ARE BASED ON THE GRADES WITHIN 10-15% OF THE MAIN STRUCTURE ON THE DATE OF THE SURVEY. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

ROYAL LAKES MANOR BLVD.
(60' P.A.E. & U.E.)



* 5' B.L. ALONG THE SIDE PROPERTY LINE FOR DETACHED GARAGES BEING 65' FROM THE FRONT PROPERTY LINE, PER F.B.C.C.F. NO. 2006001738.

** EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, L.L.C. (CPEE) AND CENTERPOINT ENERGY RESSOURCES CORP., DCA CENTERPOINT ENERGY TEXAS GAS OPERATIONS (COP) (CPEE) SOUTH-WESTERN BELL TELEPHONE COMPANY ("SWBT") AND TEXAS CABLE PARTNERS, L.P., DCA TIME WARNER CABLE ("TIME WARNER"), PER F.B.C.C.F. NO. 200622549.

THE TOP OF ALL FLOOR SLABS ARE AS FOLLOWS: LOTS 1-6, BLOCK 1 & LOTS 6-7, BLOCK 4 SHALL BE A MINIMUM OF 72.86; LOTS 1-4, BLOCK 2, LOTS 4-8, BLOCK 3 & LOTS 1-6, BLOCK 4 SHALL BE A MINIMUM OF 73.25; LOTS 5-6, BLOCK 2 & LOTS 1-3, BLOCK 3 SHALL BE A MINIMUM OF 74.04; LOTS 11-21, BLOCK 2 SHALL BE A MINIMUM OF 75.06. ALL ELEVATIONS ARE IN FEET AND ABOVE SEA LEVEL. IN ADDITION TO THIS MINIMUM, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE THE GROUND, PER RECORDED PLAT NOTE NO. 9.

Chris O'Neil
Chris O'Neil

BM:	FORT BEND COUNTY WARNER #111
GLV:	33.00' MVD 08. 03.03 AS OBSERVED ON 4/4/04
TBM:	NOT SET ON CONCRETE MOUND, AT WEST SIDE OF SUBJECT PROPERTY ALONG ROYAL LAKES MANOR BLVD. ELEV=73.82' MVD 08. 03.03 03

FIRM NO.	48157C	PANEL:	0245J
REVISED DATE:	1-03-1997	ZONE:	"X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON CALCUATING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY.

CERTIFICATION
I, the undersigned registered professional land surveyor, do hereby certify that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on or after the date of this survey, according to the map or plat and/or deeds thereon, indicated hereon. THIS SURVEY IS VALID AND VOID WITHOUT THE ORIGINAL, SIGNED AND SEALED INSTRUMENT OF SURVEY. THIS SURVEY IS VALID FOR THE TRANSACTION ONLY. © 2007 RESIDENTIAL LAND SURVEYING, INC.



SURVEYOR REGISTRATION

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WWW.SURVEYINGCOMPANY.COM

526 ROYAL LAKES MANOR BLVD.
RICHMOND, FORT BEND COUNTY, TEXAS 77469

BOUNDARY & TOPOGRAPHIC SURVEY	DRAWING INFORMATION
LOT 6	JOB NO.: 3095-08
BLOCK 4	CALCULATED BY: C. COZZARINI
SUBDIVISION: ROYAL LAKES MANOR SECTION 1	DRAWN BY: C. COZZARINI
RECORDING: PLAT NO. 2006001738	BEARING BASE: REFERRED TO PLAT NORTH
PLAT RECORD FORT BEND COUNTY TEXAS	FIELD CROWN: 10' (50'00" ALPOD)
INSURED: LYNN MARIE LYNCH HULLS MORTGAGE	PATH: G:\SPRINT\3095-08\0804\08041001.dwg
TITLE COMPANY: TEXAS AMERICAN TITLE COMPANY	PEN TABLE: 101 (TELETYPE)
BY: JRS-01/108	DATE: 5-11-07
OF EFFECTIVE DATE: APRIL 22, 2007	DEFAULT: AM BROWN
SURVEYED FOR: PARTNER IN BUILDING	