

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 S.T.M.S.E. = STORM SEWER EASEMENT
 W.L.E. = WATER LINE EASEMENT
 --- = NOT TO SCALE

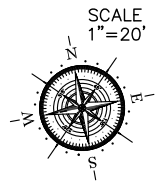
F.I.R. = FOUND IRON ROD
 F.I.P. = FOUND IRON PIPE
 S.I.R. = SET IRON ROD
 W.P. = WOODEN POST
 M.P. = METAL POST
 C.F.# = CLERK'S FILE NUMBER
 P.O.B. = POINT OF BEGINNING
 B.L. = BUILDING LINE
 F.N.D. = FOUND
 B.R.S. = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 W.S.E. = WATER & SEWER EASEMENT
 E.E. = ELECTRIC EASEMENT
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.P. = POWER POLE
 U.T.S. = UNABLE TO SET

⊕ = CONTROL MONUMENT
 ● = PROPERTY CORNER
 ——— = PROPERTY LINE
 - - - - - = EASEMENT LINE
 - - - - - = BUILDING SETBACK LINE
 - - - - - = BUILDING WALL

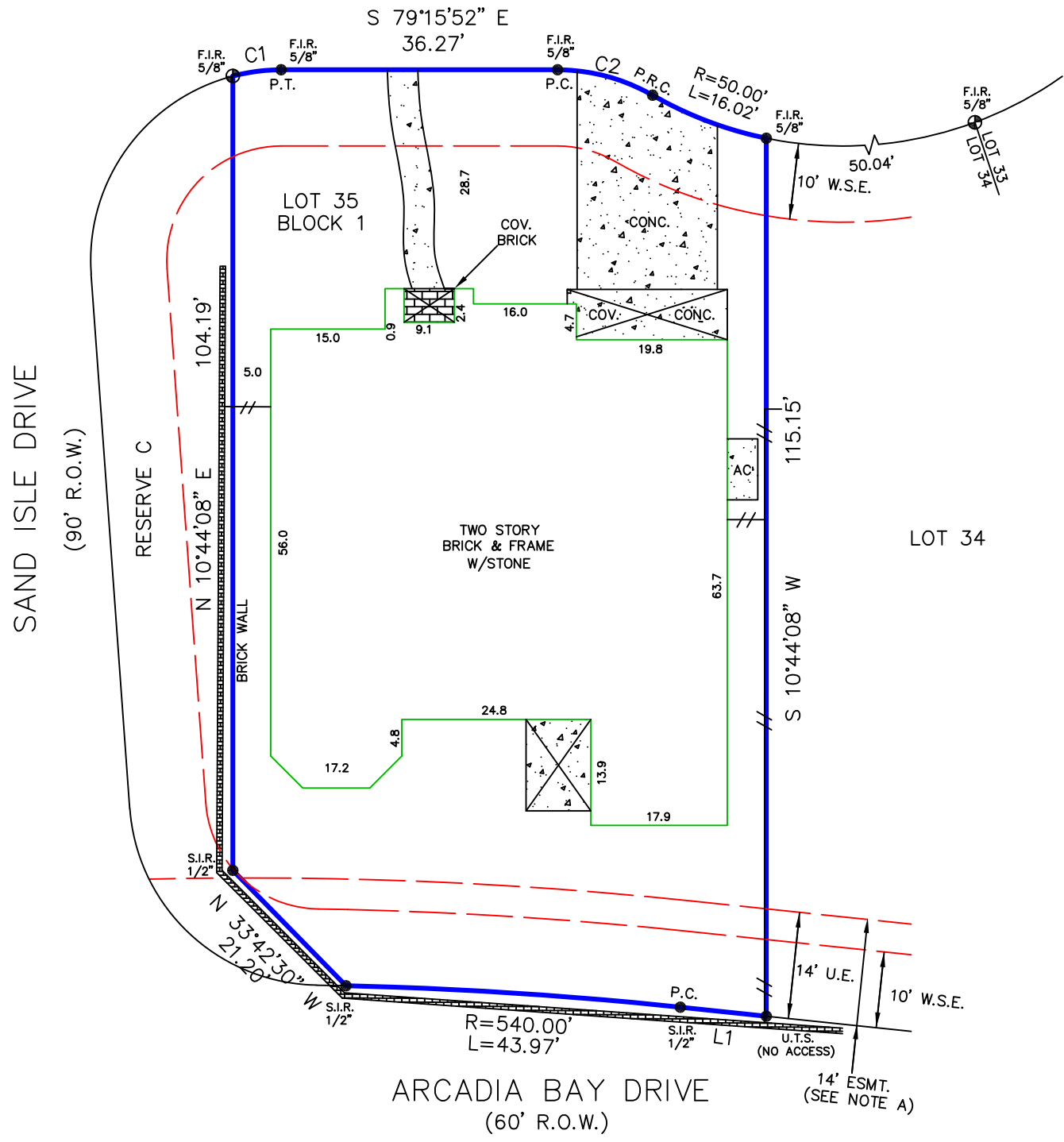
—//— = WOODEN FENCE
 —x— = CHAIN LINK FENCE
 ○ = METAL FENCE
 / / = WIRE FENCE
 —v— = VINYL FENCE

C1: R=25.00' L=6.41'
 C2: R=25.00' L=13.06'
 L1: N 73°16'31" W 11.35'



NOTE A: EASEMENTS FOR CERTAIN UTILITIES AS SET FORTH AND DEFINED THEREIN GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS, AND COMCAST OF HOUSTON LLC, RECORDED C.F. 2014025419

13804 MORGAN BAY DRIVE
 (50' R.O.W.)



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED C.F. 2006080041 & 2013117443
 - CABLE TELEVISION ESMT. AND SERVICE AGREEMENT RECORDED C.F. 2001060123 & 2002139337
 - BLANKET ESMT. GRANTED TO SOUTHWESTERN BELL TELEPHONE FOR COMMUNICATIONS RECORDED C.F. 2002039285

LEGAL DESCRIPTION
 LOT 35, BLOCK 1, OF SHADOW CREEK RANCH SF-60, AMENDING PLAT NO 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140212, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FAY CAI
 RICHARD CAI

ADDRESS
 13804 MORGAN BAY DRIVE

JOB # 2102453
 DATE 3-1-2021
 GF# ST-0372-4903722100049A



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRO-SURV
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 T.B.P.E.L.S. FIRM #10119300
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