BOUNDARY SURVEY

OF LOT 24, BLOCK 1, OF LAKES OF BELLA TERRA, SECTION SEVEN
MAP OR PLAT RECORDED UNDER PLAT NO. 20040317 OF FORT BEND COUNTY PLAT RECORDS
11418 LAGO VERDE DRIVE, RICHMOND, FORT BEND COUNTY, TX 77406

NOTES:

1. BEARING BASIS: RECORDED SUBDIVISION PLAT.
2. ALL RESTRICTIONS PERFORMED BY TITLE COMPANY.
3. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY AFS NATIONAL TITLE INSURANCE COMPANY, GF NO. 19-1414-MM.
5. A MINIMUM DISTANCE OF (10) TEN FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS, AS RECORDED IN/UNDER PLAT NO. 20080317 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
6. SUBJECT TO GARAGE/BUILDING SET BACK LINES SHOWN BY TYPICAL LOTS DIAGRAM, AS RECORDED IN/UNDER PLAT NO. 20080317 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
7. EASEMENT FOR ELECTRIC DISTRIBUTION AND COMMUNICATION FACILITIES, NATURAL GAS FACILITIES, TELEPHONE COMMUNICATION FACILITIES, AND CABLE COMMUNICATION FACILITIES, 5 FEET IN WIDTH ALONG THE SOUTH PROPERTY LINE, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY AND TEXAS CABLE PARTNERS, LP, D/B/A TIME WARNER CABLE, AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO. 2007039411.
8. AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2008111753 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
9. SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL AS SET FORTH AND DESCRIBED UNDER CLERK'S FILE NO. 2008035820 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. (PARTIAL RELEASE UNDER CLERK'S FILE NO. 2011088553)
10. UNIVERSAL EASEMENT AND WALL EASEMENT, AS SET FORTH AND DESCRIBED UNDER CLERK'S FILE NO. 2007039845 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
11. SUBJECT TO THE TERMS, CONDITIONS AND PROVISION IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED NOVEMBER 1, 2000 BY AND BETWEEN PROFILE INVESTMENT CORPORATION, A TEXAS CORPORATION, AND OAKWOOD DEVELOPMENT, LTD., AN OREGON CORPORATION, RECORDED UNDER CLERK'S FILE NO. 2000099441 AS AMENDED BY A FIRST AMENDMENT TO BOUNDARY LINE AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2000130860 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
12. TILE ENCROACHES 1.4' UTILITY EASEMENT AS SHOWN.

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.

DANIEL VILLA, JR.
REGISTERED NO. 6751

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER ITEM
FIRM PANEL NO. 48157C-0035-K
MAP REVISION: 08/08/2014
ZONE X
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

LEGEND:

B.L.=BUILDING LINE
U.E.=UTILITY EASEMENT
H.E.=HERM. EASEMENT
R.O.W.=RIGHT-OF-WAY
M.H.=MAN HOLE
C.I.R.=IRON ROD
S.E.=SANITARY SEWER EASEMENT
VOL. 0, E.=VOLUME 0, PAGE EASEMENT
P.U.E.=PRIVATE UTILITY EASEMENT
P.A.E.=PRIVATE ACCESS EASEMENT
P.U.E.=PUBLIC UTILITY EASEMENT

CONTROL MONUMENT
IRON FENCE
PROPERTY LINE
CONCRETE PAVEMENT
COVERED AREA

SURVIL
CIVIL ENGINEERING SURVEYING

8107 W. FRY ROAD, SUITE 125,
CYPRESS, TEXAS 77433
832.518.9910/832.349.5678
T.B.P.L.S. FIRM NO. 10194517

JOB NO.:	19-09-17512
DATE:	09-30-2019
FOR:	DECLARATION TITLE
G.F.#:	19-1414-MM
PURCHASER:	STEVEN J. SNIDER