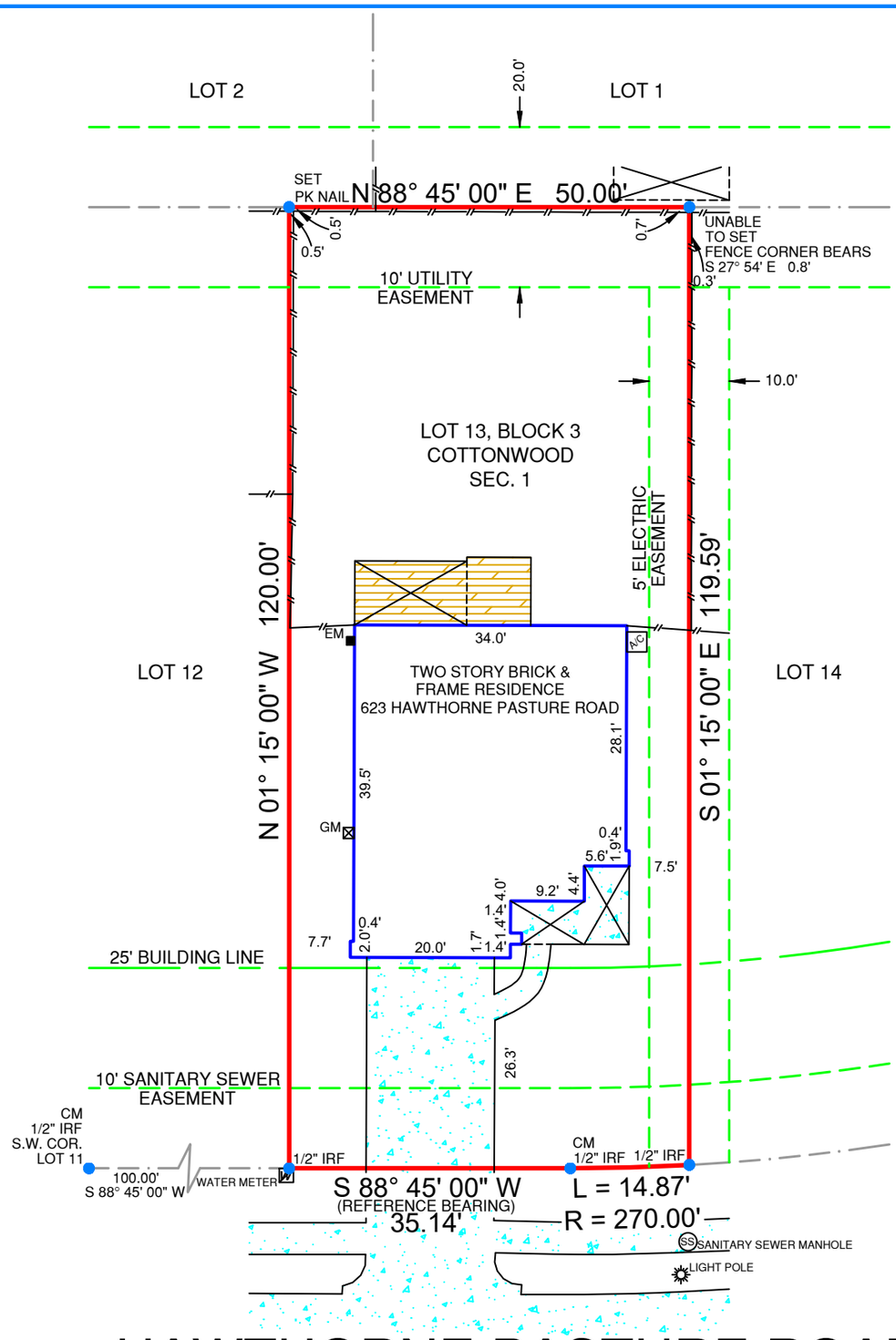

HAWTHORNE PASTURE ROAD

(60' R.O.W.)

LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT

ASPHALT =
CONCRETE =
GRAVEL =
TILE =
WOOD =
BRICK =
STONE =
(WOOD) RAILROAD TIE =

0' 10' 20' 40'

SCALE: 1"= 20'

NOTES:
THE PROPERTY IS AFFECTED BY THE FOLLOWING:
(10k)-AGREEMENT, C.F. NO. 2004144153, O.P.R.F.B.C.T.
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING LOT 13, BLOCK 3, OF COTTONWOOD, SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 20040171, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	TX-09-202212604
BORROWER	ORCHARD PROPERTY III, LLC
TITLE CO.	ORCHARD NATIONAL TITLE
TECH	GC
FIELD	AL

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48157C0240 L, DATED APRIL 2, 2014.

DATE: 10/06/22
FIELD: 10/05/22
JOB NO.: 22-09840

623 HAWTHORNE PASTURE ROAD, ROSENBERG, TX 77471
LOT 13, BLOCK 3, COTTONWOOD, SEC. 1

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE:

ACCEPTED BY:

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200