



PIEDMONT STREET
(60' R.O.W.)

FND 5/8" I.R.
49.00'

130.00'

P.T.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 89°13'00" E
100.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

FND 1/2" I.R.

LOT 73
LOT 72

PIEDMONT STREET
(60' R.O.W.)

88.00'

654.62'

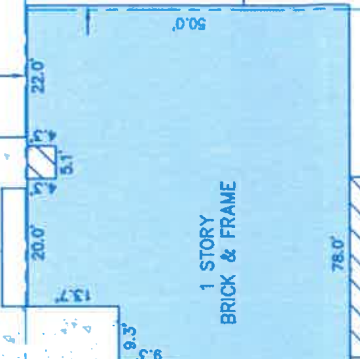
30' B.L.

LOT 66

LOT 68

N 00°47'00" E
150.00'

S 00°47'00" W
150.00'



10' B.L.
(NOTE #7)

LOT 67
BLOCK 1

FND 3/8" I.R.

N 89°13'00" W
100.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

10' B.L.
(NOTE #7)

LAKE VENICE
PROPERTY OWNERS ASSOCIATION
(NO RECORD FOUND)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ANY OTHER TRANSACTION.
5. ALL EASEMENTS, BURDENING OR BENEFITING THE SUBJECT PROPERTY, ARE SHOWN ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
6. ALL EASEMENTS, NATURAL DRAINAGE COURSES, ON SUBJECT PROPERTY, ARE SHOWN ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 25, 2023 UNDER G.F. NO. 2037595.
8. BUILDING SETBACK LINE 10 FEET IN WIDTH, ALONG THE INTERIOR PROPERTY LINE, AS RECORDED IN VOLUME 389, PAGE 434 AND VOLUME 402, PAGE 454, D.R.F.B.C.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD UTILITY LINES
	WOOD DECK		B.L. = BUILDING LINE
	WATER		WOOD BULKHEAD
	BRICK PLANTER		

LEGAL DESCRIPTION: LOT 67, BLOCK 1, OF REPLAT OF VENETIAN ESTATES, SECTION 2, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 402, PAGE 454 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

CLIENT: TBD

ADDRESS: 814 PIEDMONT STREET

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 30, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



Robert J. Creel
ROBERT J. CREEL
RPLSA# 4140



stewart
www.stewart1inc.com
survey1@stewart1inc.com
Firm Registration No. 100759-00
P.O. Box 2543 | Alvin, TX 77512
(281)383-1382 | Fax (281)383-1383

TITLE COMPANY:
DATE: 6-1-23
JOB#: 5-124106-23
TECH: MA
FIELD CREW: CD
DRAFTER: LG3
FINAL CHECK: EF