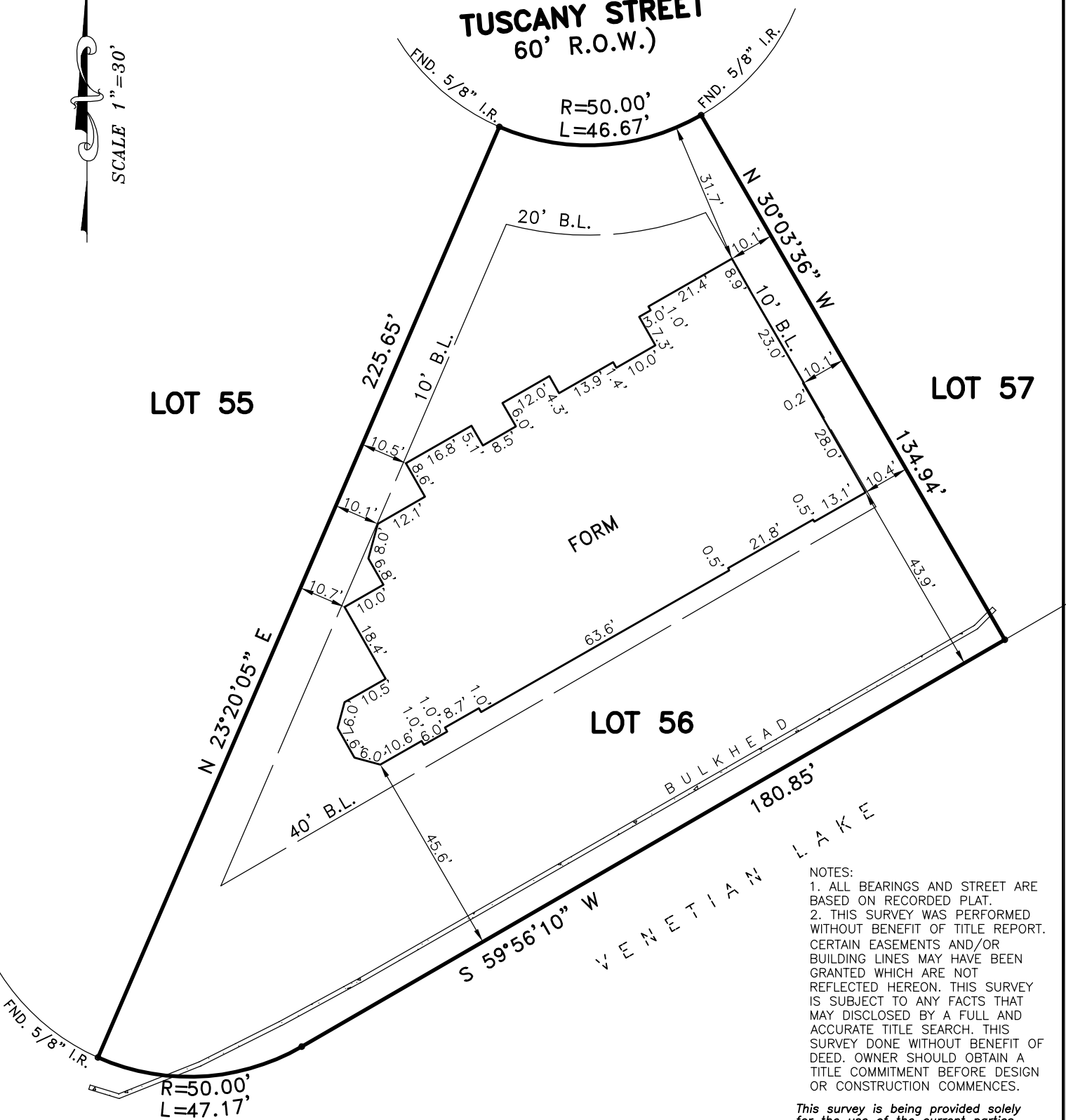




TUSCANY STREET
60' R.O.W.)



NOTES:
 1. ALL BEARINGS AND STREET ARE BASED ON RECORDED PLAT.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

PLAT OF LOT 56 OF VENETIAN ESTATES, SECTION 1
 ACCORDING TO THE MAP/PLAT RECORDED IN _____ OF
 THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS

PROPERTY LIES WITHIN FLOOD ZONE A & X (SHADED), ACCORDING TO F.I.R.M. MAP NO. 48157C 0880L, DATE 01-03-1997. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
 I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF _____ N/A _____ of _____ N/A _____



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ADDRESS: 122 TUSCANY STREET LENDER:
 CITY: SUGAR LAND, TEXAS ZIP: 77478
 PURCHASER: TARN SPRINBOB
 JOB NO: 1745-13 DATE: 10-15-13 SCALE: 1"=30'-00" REVISION: Key Map 569P