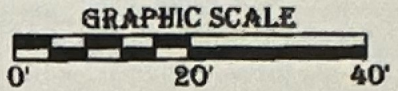


ADDRESS: 22306 TEA ROSE COURT



LEGEND

IRON ROD  
UTILITY EASEMENT  
BUILDING LINE  
ASPHALT EASEMENT  
WOOD FENCE  
WIRE FENCE  
CHAIN LINK FENCE

U.E.  
CONCRETE  
WOOD



LOT 31

LOT 32

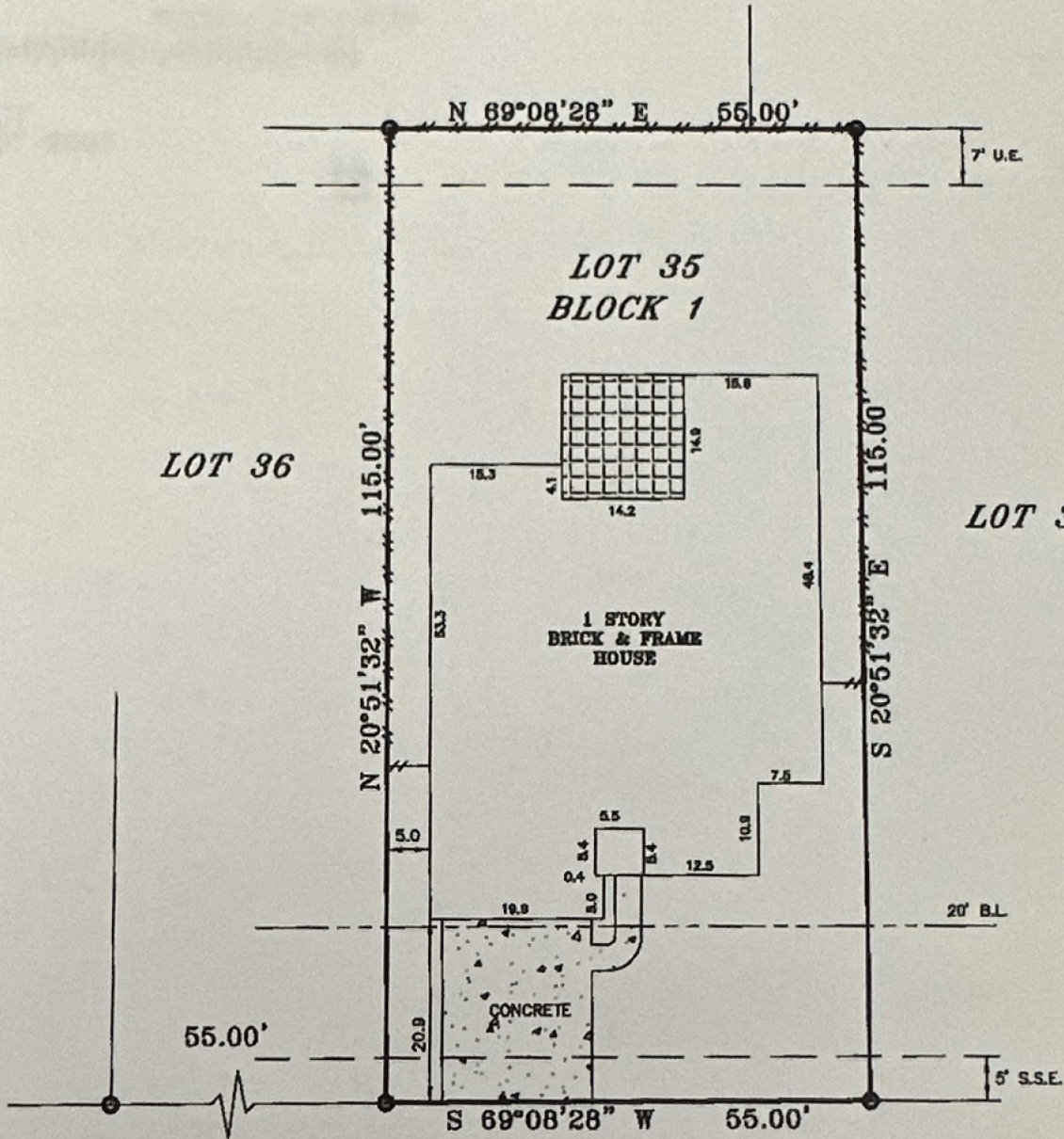
LOT 36

LOT 34

LOT 35  
BLOCK 1

1 STORY  
BRICK & FRAME  
HOUSE

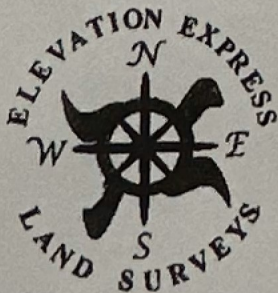
CONCRETE



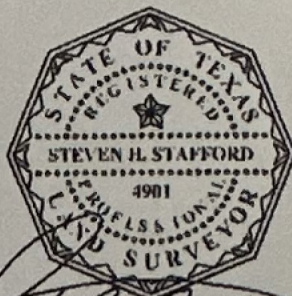
22306 TEA ROSE COURT (50' R/W)

LEGAL DESCRIPTION  
LOT THIRTY-FIVE (35), IN BLOCK ONE (1), OF  
MEADOWS OF PARKWAY LAKES, AN ADDITION IN  
FORT BEND COUNTY, TEXAS, ACCORDING TO THE  
MAP THEREOF RECORDED IN SLIDE NO. 2380/B OF  
THE PLAT RECORDS OF FORT BEND COUNTY,  
TEXAS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:  
RESTRICTIONS - SLIDE NO. 2380/B FBCPR AND V-986,  
P-521 AND V-1034, P-731 FBCDR AND CFW'S 2000073167,  
2004022903, 2014113766 AND 20150986722.  
AGREEMENT WITH CENTERPOINT PER CF# 2003111246.  
SCENIC EASEMENT PER CF# 9029042 (2217/2361)



ELEVATION EXPRESS LAND SURVEYS  
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
1450 W. GRAND PARKWAY SOUTH  
SUITE G-158  
KATY, TX 77494  
281-674-5685



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

BUYER AUSTIN FALCON & ESTEBAN MIQUEL FALCON &  
ALMA FALCON  
JOB# 1712031  
CIP# ATCI1-17-ATCI117074736L  
DATE 12-19-2017

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT  
PROPERTY LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.  
THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT  
TRANSFERABLE TO ACCIDENTAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, EASES,  
RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain or flood hazard zones are an  
estimate based on the data shown on the Flood Insurance Rate Map provided  
by FEMA and should not be interpreted as a study or determination of the  
flooding probabilities of this property. According to the Flood Insurance Rate  
Map for FORT BEND COUNTY, dated 4-2-2016, Map No. 48157C0010, the  
property described lies within "ZONE X" outside the 500 yr. flood. Flood  
information is based on graphic plotting only due to inherent inaccuracies  
FEMA maps, we can not assume responsibility for exact determination.