







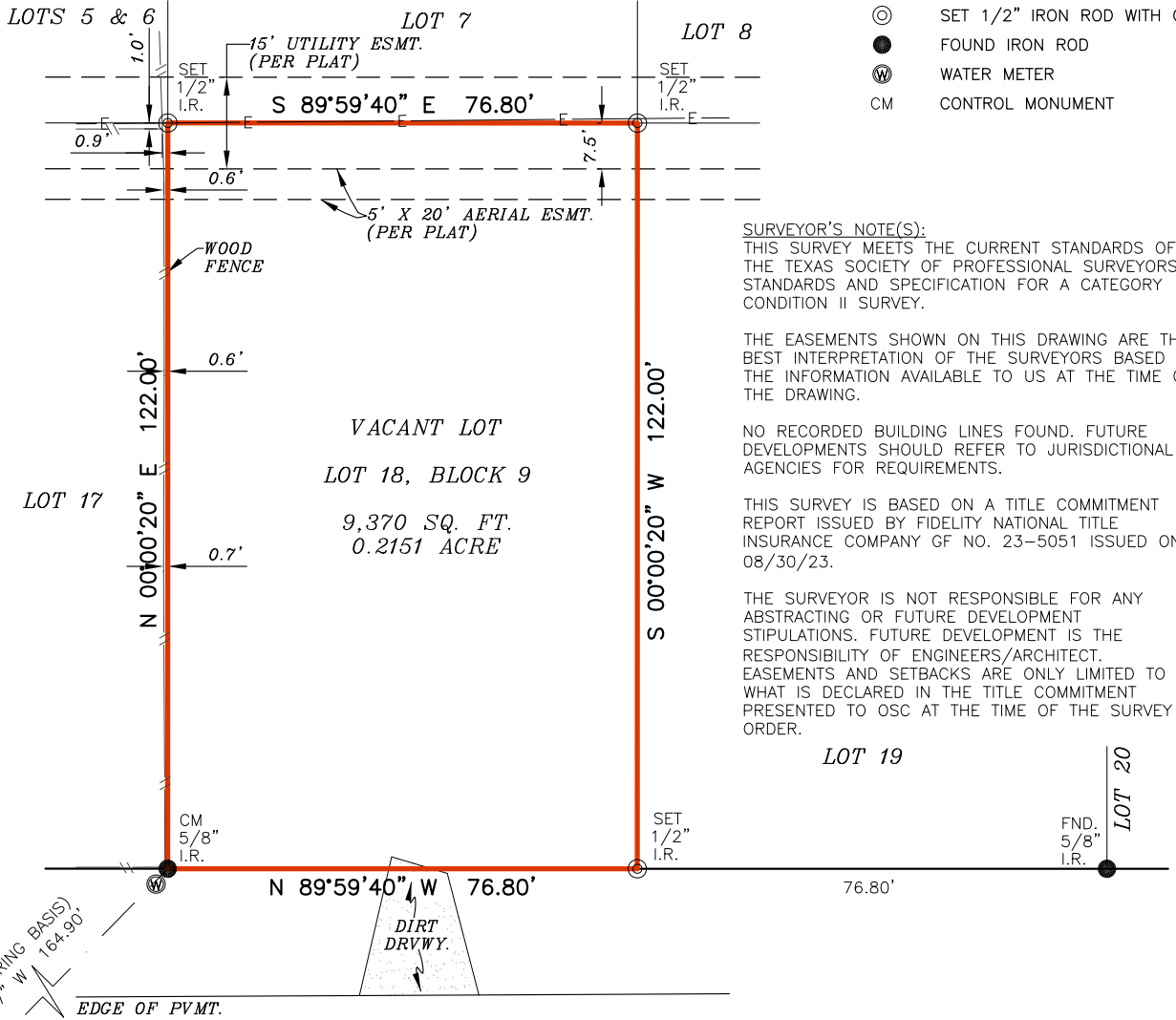


LEGEND

These standard symbols will be found in the drawing.

-  BOUNDARY LINE
-  EASEMENT LINE
-  WOOD FENCE
-  OVERHEAD ELECTRIC
-  SET 1/2" IRON ROD WITH CAP
-  FOUND IRON ROD
-  WATER METER
-  CONTROL MONUMENT



SURVEYOR'S NOTE(S):
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. 23-5051 ISSUED ON 08/30/23.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

TEAKWOOD AVENUE
 (60' R.O.W.-PER PLAT)

FLOOD INFORMATION
 FIRM: 48157C PANEL: 0315 L
 REV. DATE: 04/02/2014
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SPARTAN TITLE LLC and SUMMERFIELD INVESTMENTS LLC

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower/Owner: SUMMERFIELD INVESTMENTS LLC
 Address: 527 TEAKWOOD AVE., FRESNO, TX 77545 GF No. 23-5051

Legal Description of the Land:
 Lot Eighteen (18), in Block Nine (9), of RIDGEWOOD ESTATES, a subdivision in Fort Bend County and Brazoria County, Texas, according to the map or plat thereof recorded in Volume 5, Page 29, of the Plat Records of Fort Bend County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 5, PAGE 29, PLAT RECORDS, FORT BEND COUNTY, TEXAS VOLUME 469, PAGE 665, DEED RECORDS, FORT BEND COUNTY, TEXAS CLERK'S FILE NO(S). 8401272, 2003075172, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



BOUNDARY SURVEY

JOB NO.:	2308041043	NO.	REVISION	DATE
DATE:	08/31/23			
DRAWN BY:	MIR/DT			
APPROVED BY:	RRR			



Rodric R. Reese

FIRM REGISTRATION NO. 10190700
 THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
 PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5883

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Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

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