

LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT

D.E.=DRAINAGE EASEMENT
F.NC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER

G.B.L.=GARAGE BUILDING LINE
IST=INSIDE SUBJECT TRACT
P.R.=PLAT RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET

R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD
S.S.E.=SANITARY SEWER EASEMENT
W.L.E.=WATER LINE EASEMENT

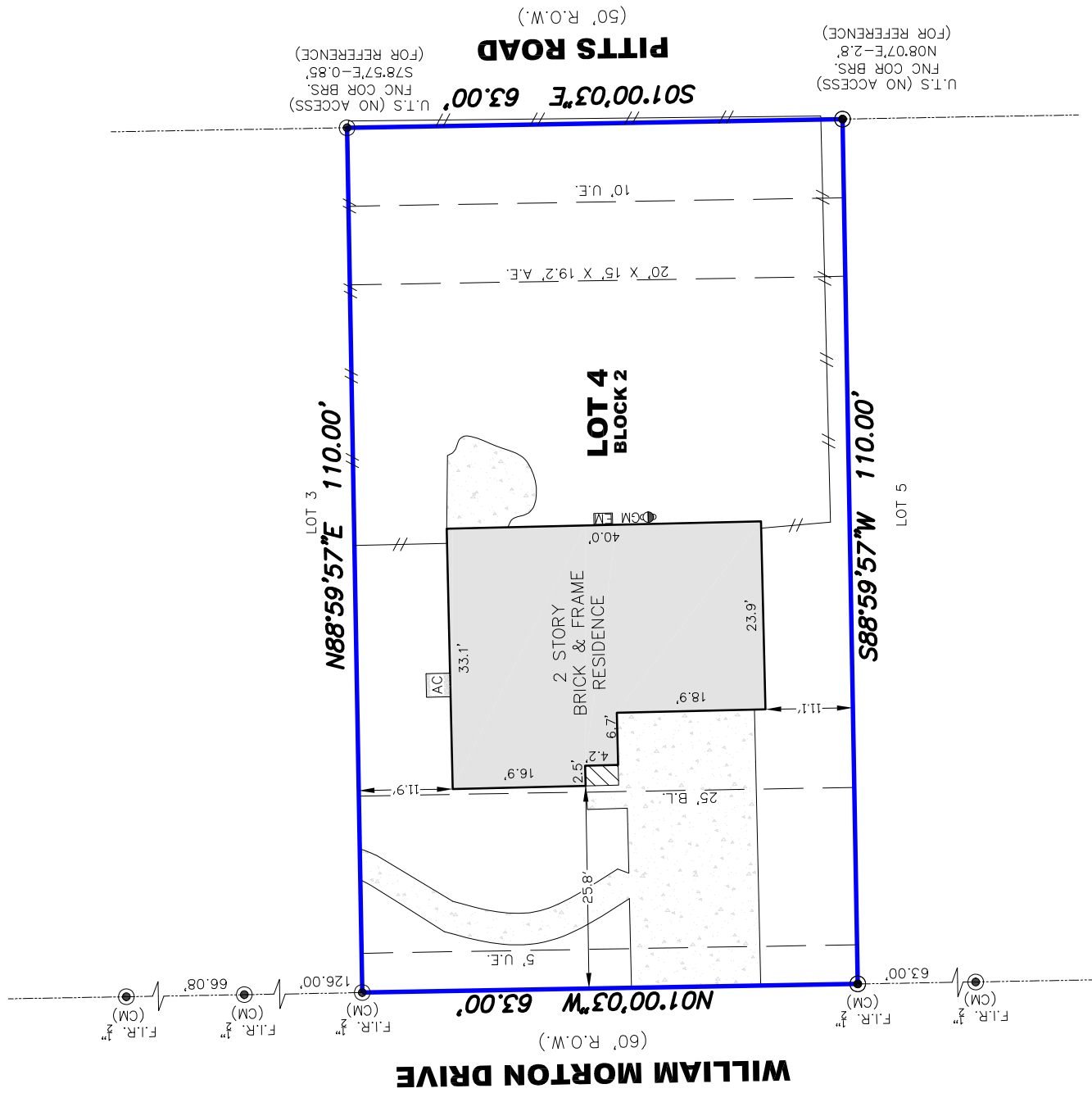
WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
SUBJECT TRACT



CONCRETE PAVEMENT



COVERED AREA



NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED NATIONAL INVESTORS TITLE INSURANCE COMPANY, G.F. NO. 2200762SP, EFFECTIVE DATE OF POLICY JULY 26, 2022 WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL ABSTRACTING PERFORMED BY TITLE COMPANY
- LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
- SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
- EASEMENTS AND BUILDING LINES AS SET OUT ON PLAT RECORDED IN VOLUME 22 PAGE 48, MAP RECORDS, FORT BEND COUNTY, TEXAS.
- TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN PARTIES: PECAN GROVE ASSOCIATES AND HOUSTON LIGHTING & POWER COMPANY, A TEXAS CORPORATION DATED: OCTOBER 26, 1978. RECORDED: VOLUME 840, PAGE 111, RECORDS, FORT BEND COUNTY, TEXAS.

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 4815ZC0255L
MAP REVISION: 04/02/2014
ZONE: X-SHADED
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR., PE, RPLS
REGISTRATION NO. 6751



DVJ
CIVIL ENGINEERING &
LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

BOUNDARY SURVEY

OF LOT 4, BLOCK 2, OF REPLAT OF THE GROVE, SECTION 1,
MAP/PLAT RECORDED IN VOL. 22, PG. 48, OF F.C.M.R.

718 WILLIAM MORTON DR, RICHMOND, TX 77406

JOB NO.: D2208-026
DATE: 8/9/2022
FOR: S&S TEXAS PROPERTIES, LLC
GF#: 2200762SP
PURCHASER: S&S TEXAS PROPERTIES, LLC

DRAFTED BY: CM CHECKED BY: MD

