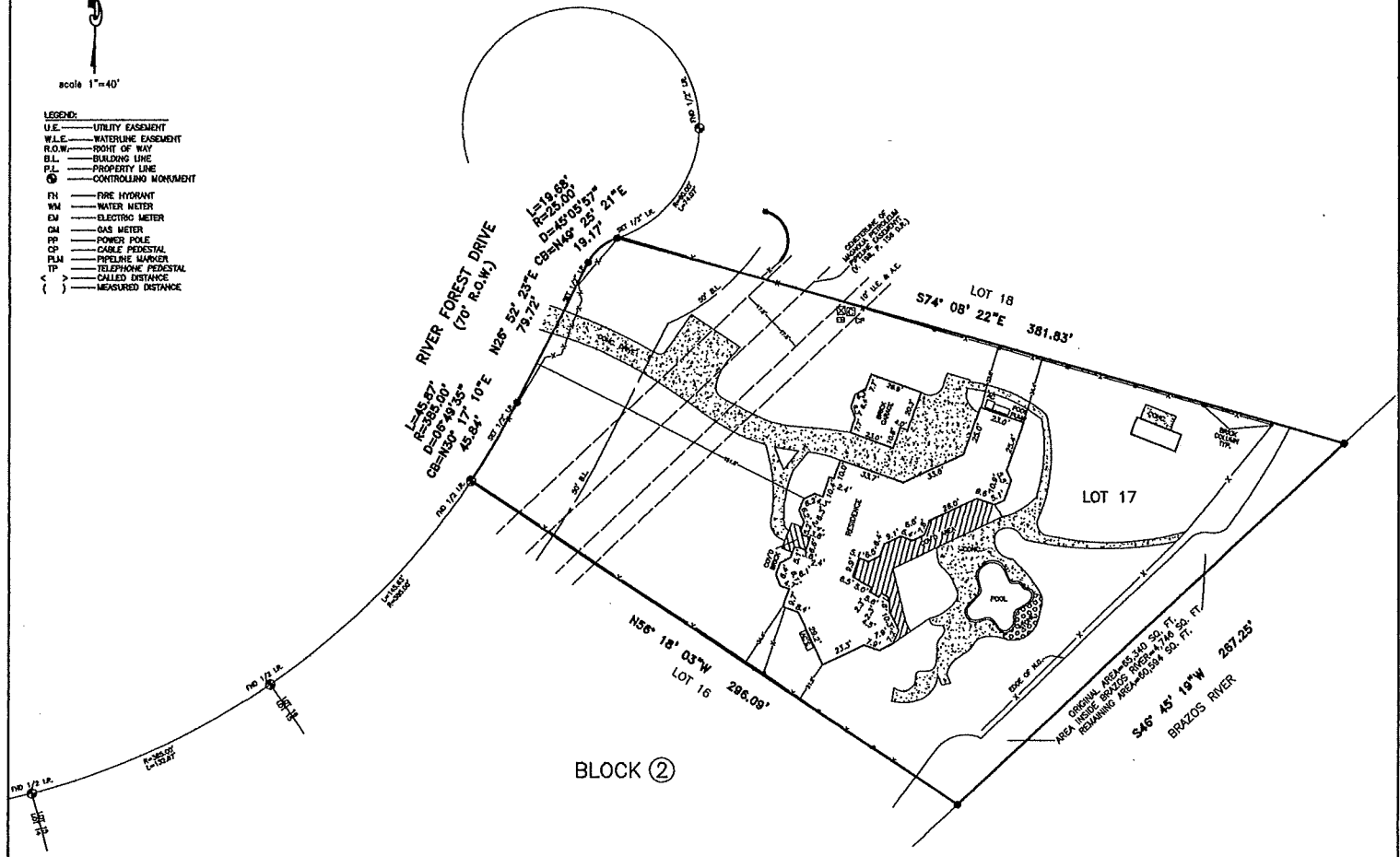


scale 1"=40'

- LEGEND:**
- U.E. — UTILITY EASEMENT
  - W.L.E. — WATERLINE EASEMENT
  - R.O.W. — RIGHT OF WAY
  - B.L. — BUILDING LINE
  - P.L. — PROPERTY LINE
  - ⊙ — CONTROLLING MONUMENT
  - FN — FIRE HYDRANT
  - WM — WATER METER
  - EM — ELECTRIC METER
  - GM — GAS METER
  - PP — POWER POLE
  - CP — CABLE PEDestal
  - PLM — PIPELINE MARKER
  - TP — TELEPHONE PEDestal
  - < — CALLED DISTANCE
  - ( ) — MEASURED DISTANCE



BLOCK ②

- NOTES:**
1. BEARINGS BASED ON PLAT.
  2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
  3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY, THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

BOUNDARY SURVEY OF  
LOT 17 IN BLOCK 2 OF  
RIVER FOREST, SECTION 3  
RECORDED IN SLIDE NOS. 1494/ A & B  
AND 1495/A OF THE PLAT RECORDS OF  
FORT BEND COUNTY, TEXAS.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48167C 0238, DATED APRIL 2nd 2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

NOTICE: STATEMENTS IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

SURVEYED FOR: BEVERLY GERBER
ADDRESS: 3011 RIVER FOREST DRIVE RICHMOND, TEXAS 77406
TITLE COMPANY: N/A
O.F. NO.: N/A
O.F. EFFECTIVE DATE: N/A
JOB NO.: 118

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

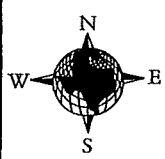
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

O.F. N/A of N/A  
EFF. N/A

*Georg R. Lardizabal* 10/02/17



GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051



**GGC SURVEY**  
Professional Land Surveying  
FIRM NUMBER 10146000  
8814 Golden Harbor Mound City, TX 77459  
Tel: 832-729-7258  
Email: ggcsurvey@gmail.com

A 1.500 acres (65,340 sq. ft.) tract of land, being all of Lot 17, Block 2, in the River Forest Section 3, as recorded in Slide Numbers 1494/A and B, and 1495/A, as recorded in the Fort Bend County Plat Records, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

**Beginning**, at a set 1/2-inch iron rod marking the common westerly corner of Lot 17 and Lot 18, in the east right-of-way line of River Forest Drive (70-foot right-of-way);

**THENCE**, South  $74^{\circ}08'22''$  East, along the common line of Lot 17 and Lot 18, a distance of 381.83 feet to a point along the north line of the Brazos River;

**THENCE**, South  $46^{\circ}45'19''$  West, a distance of 267.25 feet to a point marking the common southerly corner of Lot 17 and Lot 16;

**THENCE**, North  $56^{\circ}18'03''$  West, along the common line of Lot 16 and Lot 17, a distance of 296.09 feet to a found 1/2-inch iron rod being the common northerly corner of Lot 16 and Lot 17, in the south right-of-way line of River Forest Drive, in a curve to the left;

**THENCE**, along said curve to the left, a length of 45.87 feet, a radius of 385.00 feet, a delta of  $06^{\circ}49'35''$ , and a chord bearing North  $30^{\circ}17'10''$  East, a distance of 45.84 feet, to a set 1/2-inch iron rod;

**THENCE**, North  $26^{\circ}52'23''$  East, along the south right-of-way line of River Forest Drive, a distance of 79.72 feet to a set 1/2-inch iron rod marking a point of curvature to the right;

**THENCE**, along said curve to the right, a length of 19.68 feet, a radius of 25.00 feet, a delta of  $45^{\circ}05'57''$ , and a chord bearing North  $49^{\circ}25'21''$  East, a distance of 19.17 feet, to the **POINT OF BEGINNING** and containing 1.500 acres of land.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 2nd day of October, 2017.

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Georg Lardizabal  
R.P.L.S. No. 6051  
GGC Survey, PLLC  
Firm No. 10146000  
Tel:832-729-7256