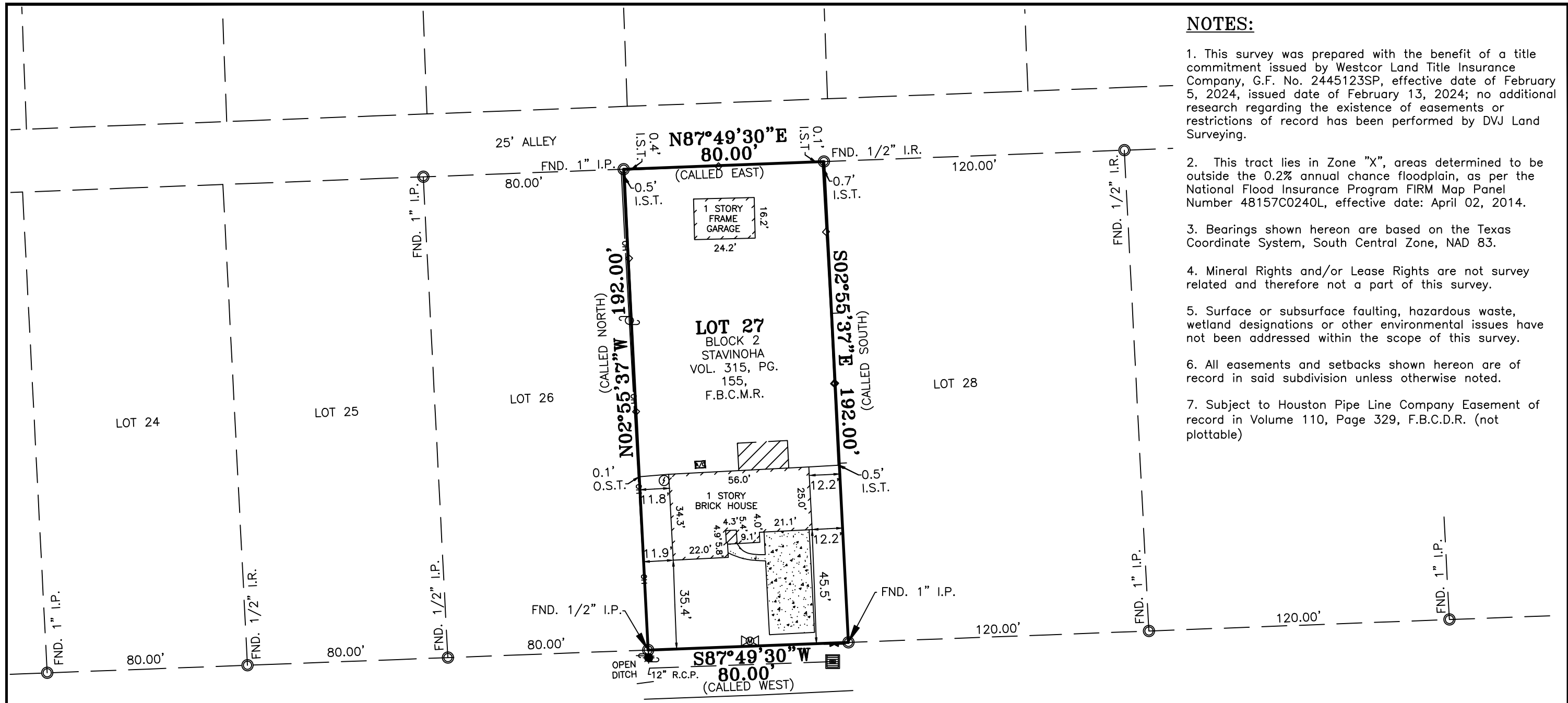
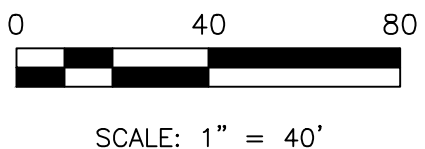


NOTES:

1. This survey was prepared with the benefit of a title commitment issued by Westcor Land Title Insurance Company, G.F. No. 2445123SP, effective date of February 5, 2024, issued date of February 13, 2024; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
2. This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48157C0240L, effective date: April 02, 2014.
3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
4. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
6. All easements and setbacks shown hereon are of record in said subdivision unless otherwise noted.
7. Subject to Houston Pipe Line Company Easement of record in Volume 110, Page 329, F.B.C.D.R. (not plottable)



**BERNARD AVENUE
(60' R.O.W.)**



ABBREVIATIONS LEGEND

A	ABSTRACT
A/C	AIR CONDITION
BLDG.	BUILDING
I.S.T.	INSIDE SUBJECT TRACT
O.S.T.	OUTSIDE SUBJECT TRACT
COV'D	COVERED
ELEC.	ELECTRIC
F.C.	FILM CODE
FND	FOUND
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT OF WAY
PAV.	PAVING
VOL.	VOLUME
PG.	PAGE

SYMBOLS LEGEND

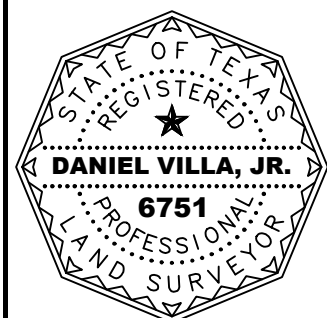
⊙	IRON ROD FOUND
⊙	1/2" I.R. W/ "VILLA 6751" CAP SET
⊙	POWER POLE
⊙	SERVICE POLE
⊙	GUY ANCHOR
⊙	WATER METER
⊙	AIR CONDITION PAD
⊙	ELECTRIC METER
⊙	LIGHT STANDARD
⊙	AREA INLET
⊙	GAS VALVE
—//—	WOOD FENCE
—◇—	CHAIN LINK FENCE
—○—	OVERHEAD ELECTRIC
—○—	GAS
—○—	GAS LINE
—○—	TOP OF BANK

**BOUNDARY & IMPROVEMENT SURVEY
OF LOT 27, BLOCK 2,
OF STAVINOKA SUBDIVISION,
VOL. 315, PG. 155, F.B.C.D.R.
LOCATED IN THE
SCOTT, H. SURVEY, A-83,
FORT BEND COUNTY, TEXAS**

ADDRESS:	915 BERNARD AVE, ROSENBERG, TX 77471
GF NO.:	2445123SP
KEY MAP:	N/A
SCALE:	1" = 40'
DATE:	02/19/2024
JOB NO.:	24-0166
DRAWN BY:	IP
CHECKED BY:	CEG

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



This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

[Signature]
Daniel Villa, Jr., PE, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751