

**LEGEND** \* ITEMS THAT MAY APPEAR IN \*  
DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 S.M.S.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD  
 F.I.P. = FOUND IRON PIPE  
 S.I.R. = SET IRON ROD  
 W.P. = WOODEN POST  
 M.P. = METAL POST  
 C.F.# = CLERK'S FILE NUMBER  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 B.L. = BUILDING LINE  
 FND. = FOUND  
 BRG. = BEARS

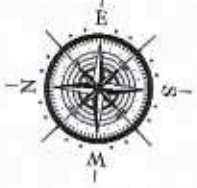
P.A.E. = PERMANENT ACCESS EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 W.S.E. = WATER & SEWER EASEMENT  
 E.E. = ELECTRIC EASEMENT  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.R.C. = POINT OF REVERSE CURVATURE  
 P.C.C. = POINT OF COMPOUND CURVATURE  
 P.P. = POWER POLE  
 S.F.N.F. = SEARCHED FOR, NOT FOUND  
 U.T.S. = UNABLE TO SET

⊙ CONTROL MONUMENT  
 ——— PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - - - - - BUILDING SETBACK LINE  
 ——— BUILDING WALL

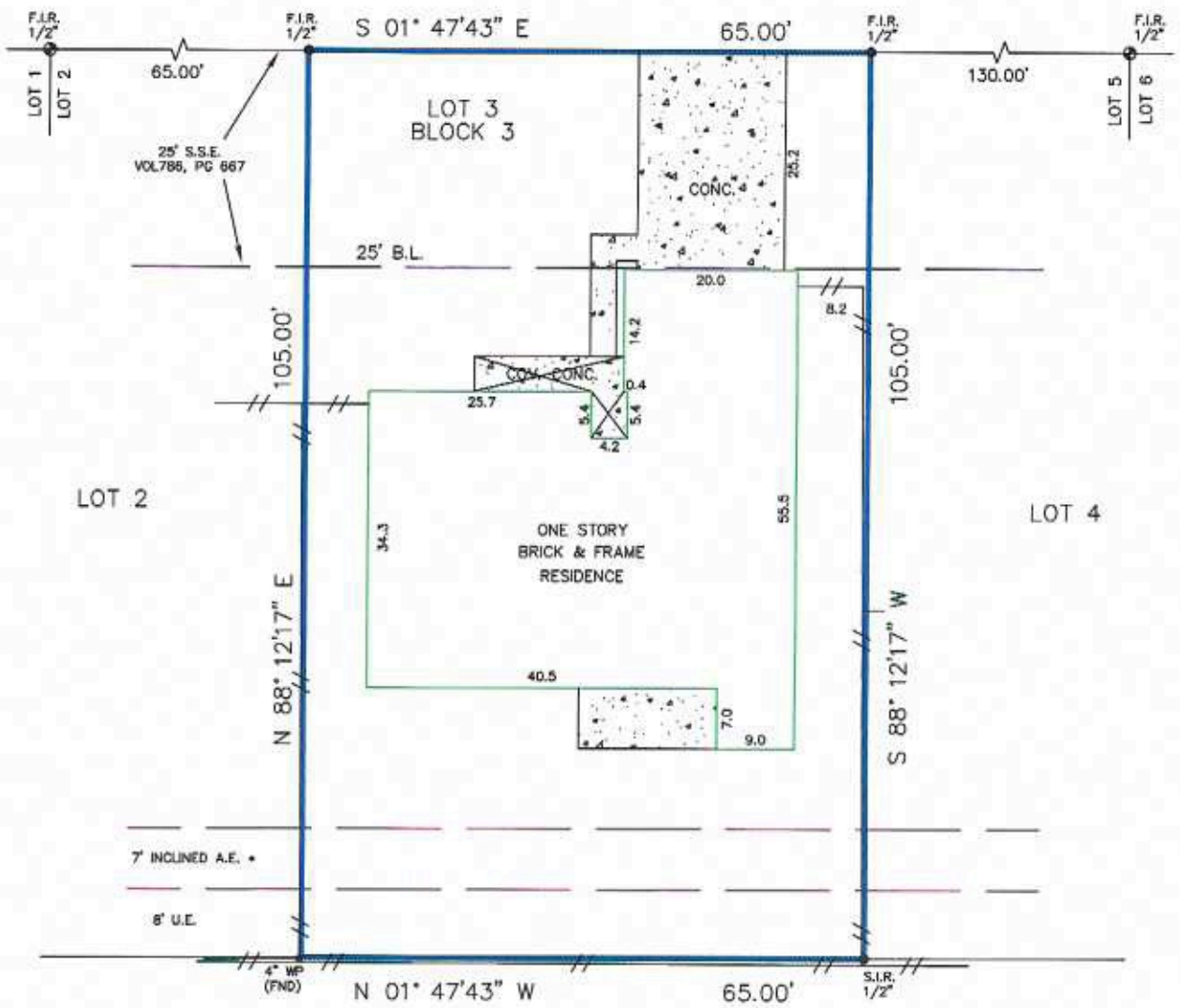
—//— WOODEN FENCE  
 —x— CHAIN LINK FENCE  
 ⊙ METAL FENCE  
 —|— WIRE FENCE  
 —v— VINYL FENCE

\* = VOL 826, PG 462, D.R.F.B.C.  
 INCLINED A.E. BEGINS AT A HEIGHT OF 16'-3" AND  
 CONTINUES OUT TO A HEIGHT OF 19'-2"

SCALE  
 1"=20'



16702 RIPPLING MILL DRIVE  
 60' R.O.W.



PHEASANT CREEK, SEC 2  
 VOL 31, PG 2, F.B.C.M.R.

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: PLAT  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AGREEMENT, VOL 846, PG 894, D.R.F.B.C.  
 - CABLE TELEVISION AGREEMENT, VOL 904, PG 689, D.R.F.B.C.  
 - TELEPHONE SERVICE AGREEMENTS, VOL 768, PG 341 & VOL 847, PG 735, D.R.F.B.C.  
 - NO AERIAL EASEMENT ENCROACHMENTS  
 - EASEMENT RECORDED IN VOL 786, PAGE 667, D.R.F.B.C.T.

**LEGAL DESCRIPTION**  
 LOT 3, IN BLOCK 3, OF PHEASANT CREEK, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 32, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

JSOLOMONJ MANAGEMENT CO LLC ADDRESS 16702 RIPPLING MILL DRIVE

JOB # 1506236  
 DATE 06/19/2015  
 GF# 2043096-H096



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND 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.

**PRO-SURV**  
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 TBPLS FIRM NO.:10119300  
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.  
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