



ADDRESS: 1810 MAN O WAR COURT RICHMOND, TEXAS 77406 ORDERED BY: NIKKI VILLARREAL

LOT 7, BLOCK 5 GRAND RIVER

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER SLIDE NUMBERS 1650/A, 1650/B, 1651/A, 1651/B,
1652/A, 1652/B, 1653/A, 1653/B AND 1654/A OF THE
PLAT RECORDS OF FORT BEND COUNTY, TEXAS

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48155/C 0235 L MAP REVISION: 04/02/2014 20NE AE 20NE AE 1000 VISUAL EXAMINATION OF MAPS. BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: SLIDE NUMBERS 1650/A, 1650/B, 1651/A, 1651/B, 1652/A, 1652/B, 1653/A, 1653/B AND 1654/A OF THE

DRAWN BY: JB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE THE THE FACTS FOUND, THE FACTS FOUND, EXCEPT AS SHOWN HEREON, THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.



JAMES E. MOSELEY PROFESSIONAL LAND SURVEYOR NO. 5912 NO. 23-04552 JUNE 26, 2023 REVISED: MARCH 26, 2024

1–800–LANDSURVEY www.precisionsurveyors.com

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