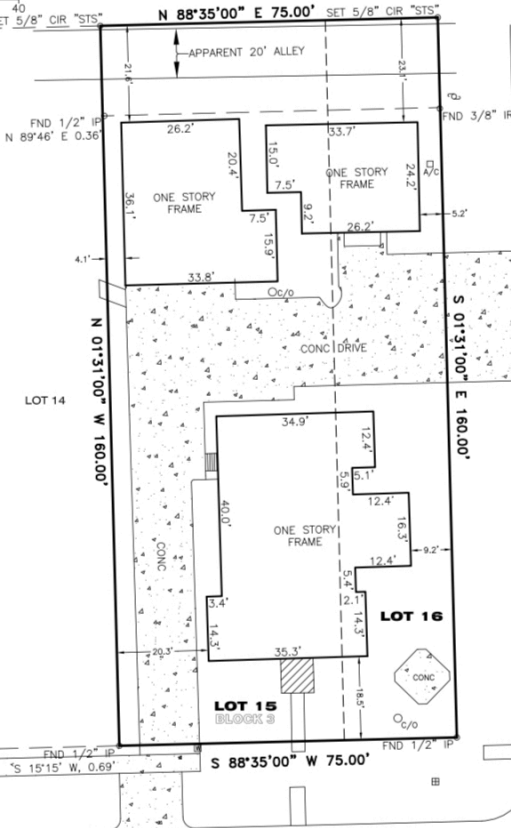


SCALE: 1"=20'-0"



LEGEND:
 CIR - CAPPED IRON ROD
 IR - IRON ROD
 CB - CATCH BASIN
 CS - CABLE BOX
 CP - POWER POLE
 SM - STORM MANHOLE
 TP - TELEPHONE PEDESTAL
 WF - WOOD FENCE
 WM - WATER METER



AVENUE F
 (50' ROW)

SURVEY OF

ALL OF LOT FIFTEEN (15) AND THE WEST ONE-HALF (W-1/2) OF LOT SIXTEEN (16), BLOCK THREE (3), WARD-WADDELL ADDITION, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 4, PAGE 10-A, PLAT RECORDS, FORT BEND COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND 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:

GP N/A of N/A



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

NOTES:

1. BASE OF BEARING IS THE NORTH ROW LINE OF AVENUE F BEING S 88°35'00" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED DEED FILE NO. 201703954.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVATE, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF RELIANCE OR OR SUBROGATION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2018. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE PRESENT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48157C 0245L, DATE 04-02-2014, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 2725 AVENUE F
 CITY: ROSENBERG, TEXAS
 PURCHASER:

ZIP: 77471

REVISION:

JOB NO: 1005-19 DATE: 05-14-19 SCALE: 1"=20'-00"



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
 281-556-6918 FAX 281-556-9331
 Firm Number: 10045400

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JOB NO: 1005-19