

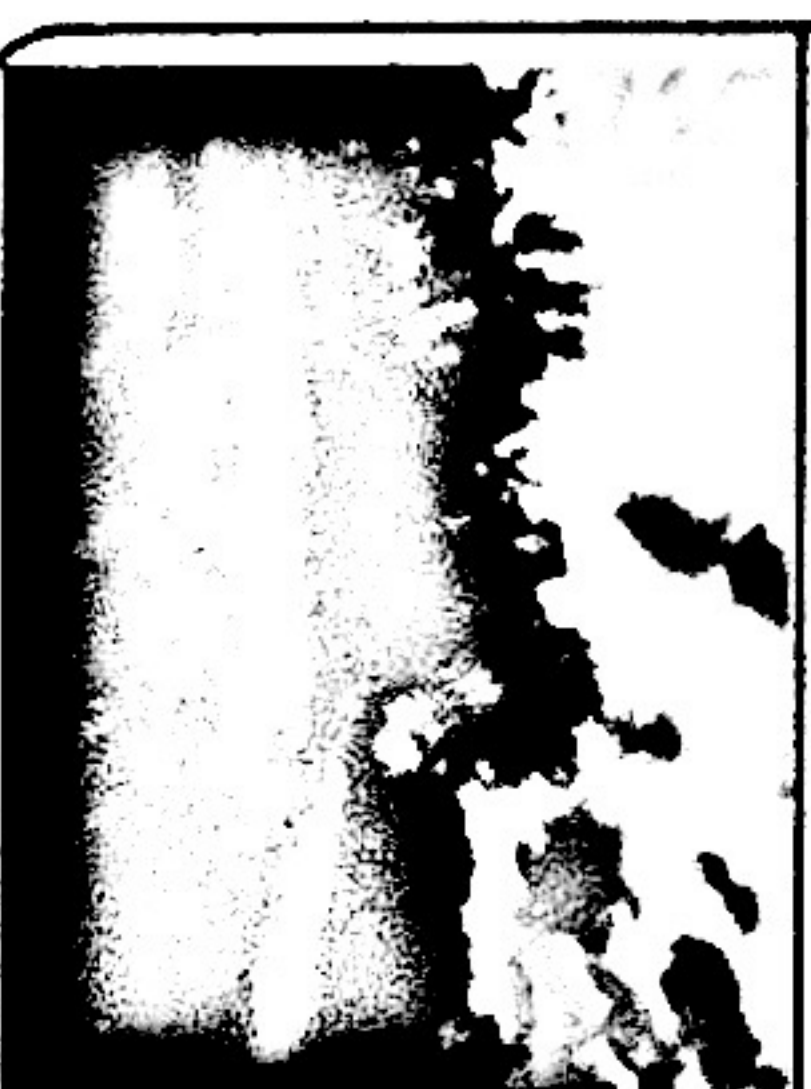
OF NO. 2191405FUL FRONTIER TITLE
ADDRESS: 3619 WELLSRING LAKE DRIVE
FULSHEAR, TEXAS 77441
BORROWER: MATTHEW HODGES AND
SHERYL HODGES

**LOT 26, BLOCK 5
RIVERWOOD FOREST AT WESTON LAKES
SECTION ONE**

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER SLIDE NO(S). 2001/44B, 2002/44B AND 2003/44B
OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS



NOTE: ZONING ORDINANCES IN FORCE AND EFFECT
FOR THE CITY OF WESTON LAKES
NOTE: AGREEMENT FOR MORTGAGES AND LOANS AS PER
F.B.C.F. NO. 8824870
NOTE: ACCESS EASEMENT AGREEMENT AS PER
F.B.C.F. NO. 9798128 & 2000019408



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
FIRM NO. 482157C, DATED 11/29/2021
MAP REVISION 01/29/2021
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS,
INACURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

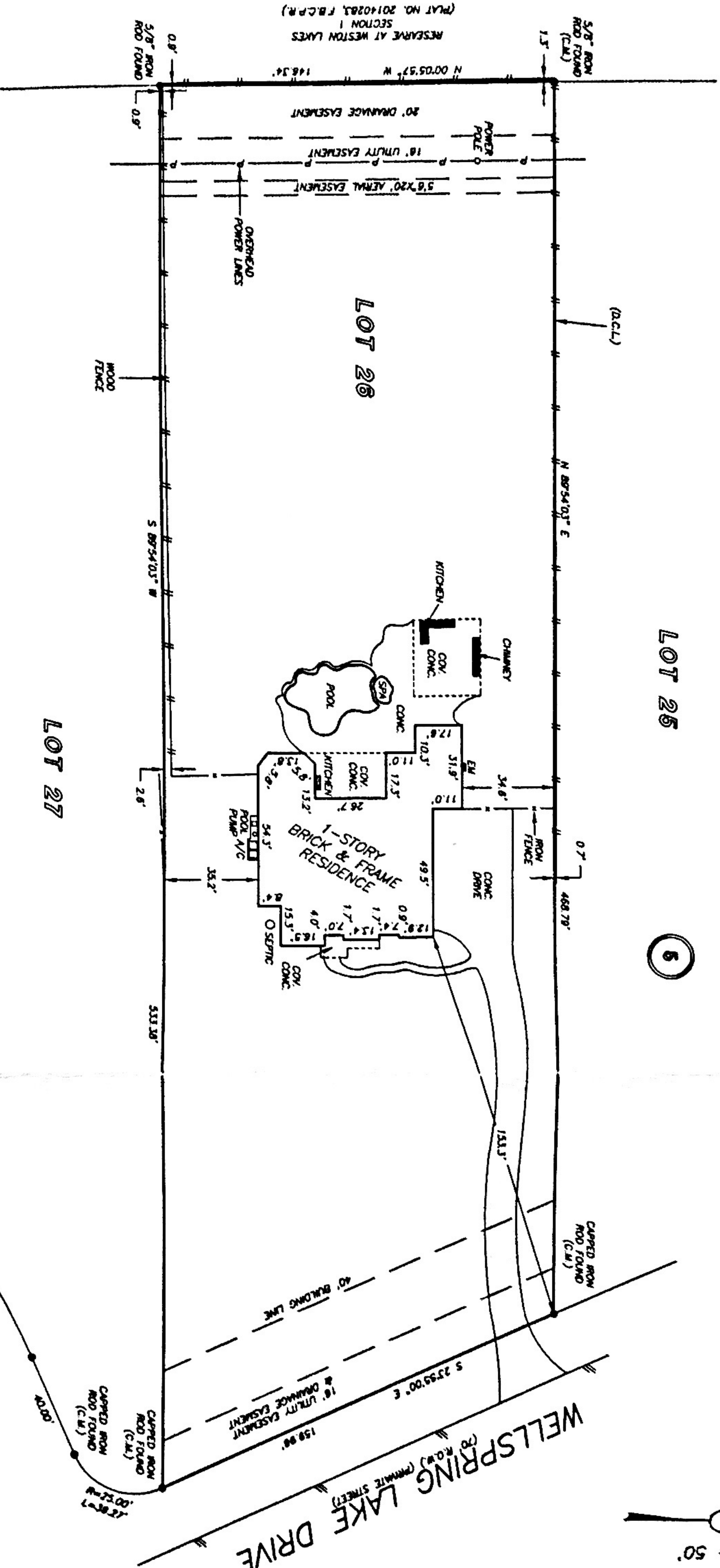
D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: SLIDE NOS. 2001/44B
2002/44B AND 2003/44B F.B.C.F. #2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND THAT THE PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCUMBRANCES APPARENT ON THE GROUND
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ANY OTHER USE OF THIS SURVEY IS
UNLAWFUL. THE SURVEYOR'S NAME AND
REFERENCE TO THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
WAS INCLUDED IN THE PREPARATION OF THIS SURVEY.

MICHAEL S. WELSH
PROFESSIONAL LAND SURVEYOR
NO. 4815
DOB NO. 21-01804
APPROX 13, 2021



Drawn by: ac



PRECISION
surveyors

281-498-1506

www.Dr.-Survey.com/precision.com

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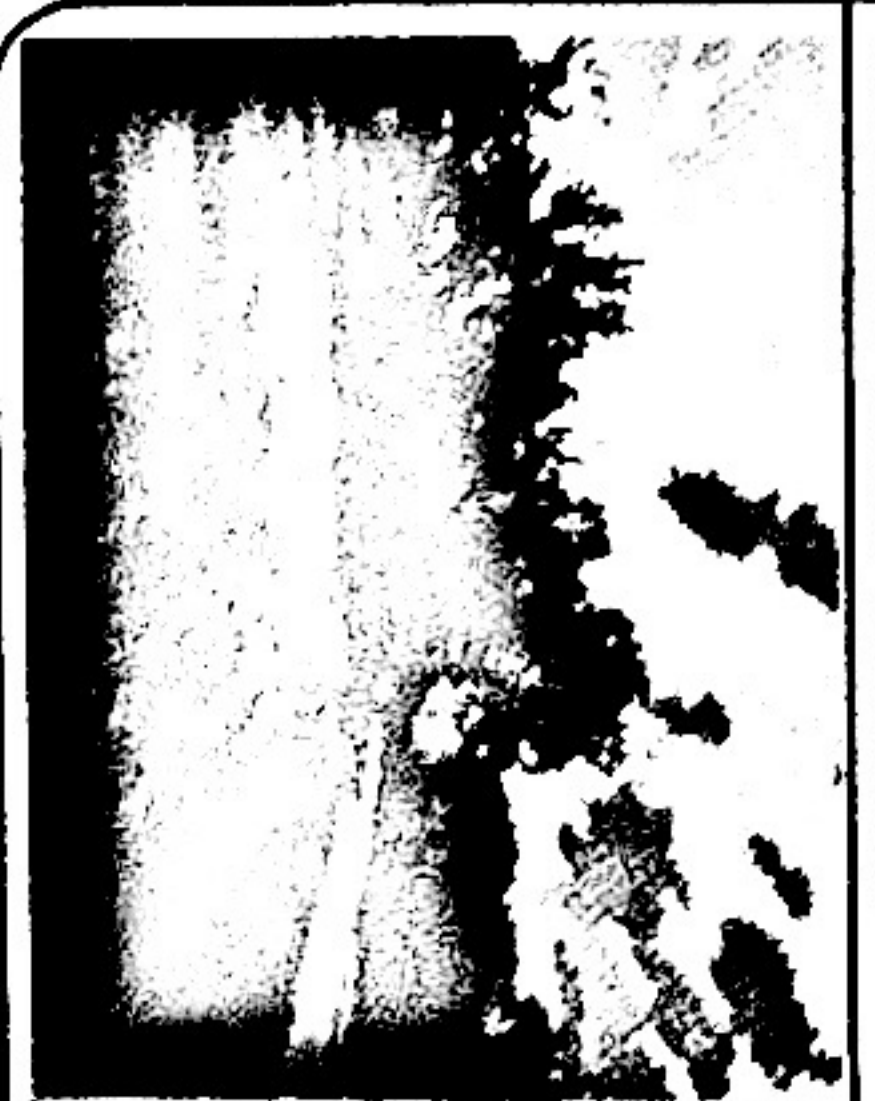
281-498-1506

OF NO. 2191405FUL FRONTIER TITLE
ADDRESS: 3619 WELLSRING LAKE DRIVE
FULSHEAR, TEXAS 77441
BORROWER: MATTHEW HODGES AND
SHERYL HODGES

LOT 26, BLOCK 5
RIVERWOOD FOREST AT WESTON LAKES
SECTION ONE

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
UNDER SLIDE NO(S). 2001/A&B, 2002/A&B AND 2003/A&B
OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

NOTE: ZONING ORDINANCES IN FORCE AND EFFECT
FOR THE CITY OF WESTON LAKES.
NOTE: AGREEMENT FOR INGRESS AND EGRESS AS PER
F.B.C.F. NO. 8824970.
NOTE: ACCESS EASEMENT AGREEMENT AS PER
F.B.C.F. NOS. 9759328 & 2000015608.

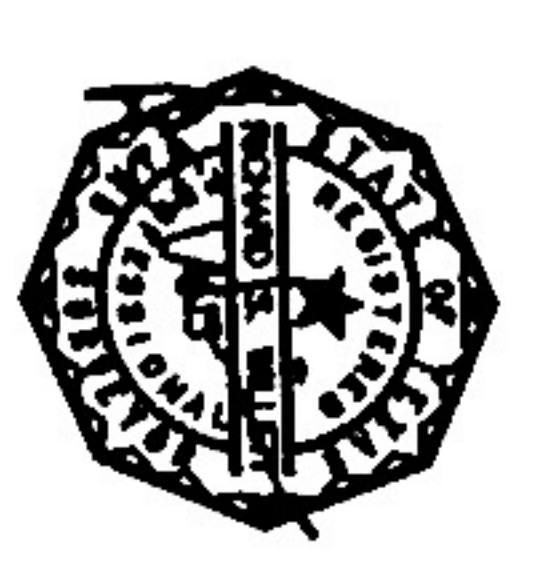


THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FEMA
MAP NO. 482157C 0095 M
MAP REVISION: 01/29/2021
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

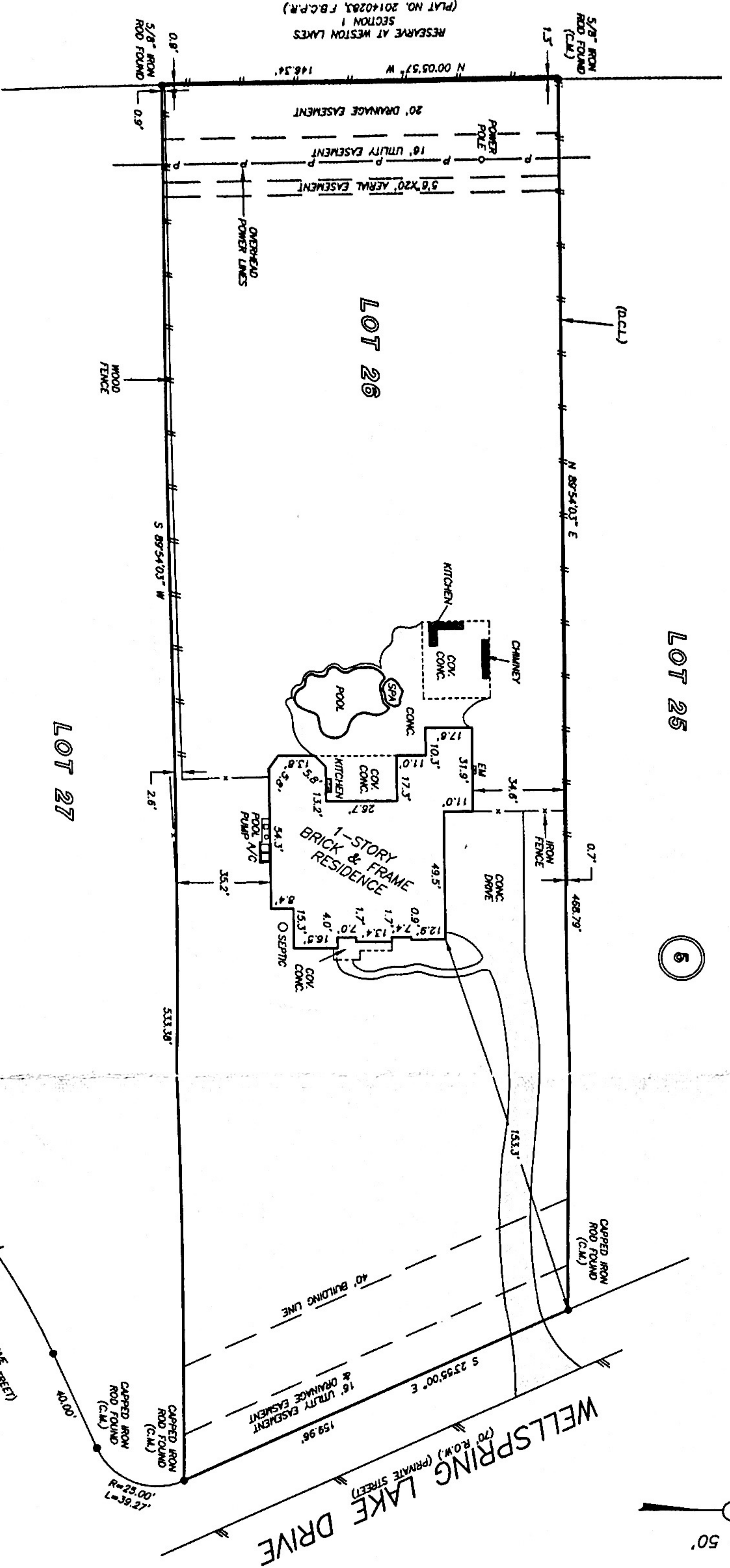
D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING SLIDE NOS. 2001/A&B,
2002/A&B AND 2003/A&B F.B.C.F.R.
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE RELED
REFERENCE TITLE COMMITMENT WAS RELED
UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4815
JOB NO. 21-01504
MARCH 15, 2021



DRAWN BY: RC

SCALE: 1" = 50'



LOT 25

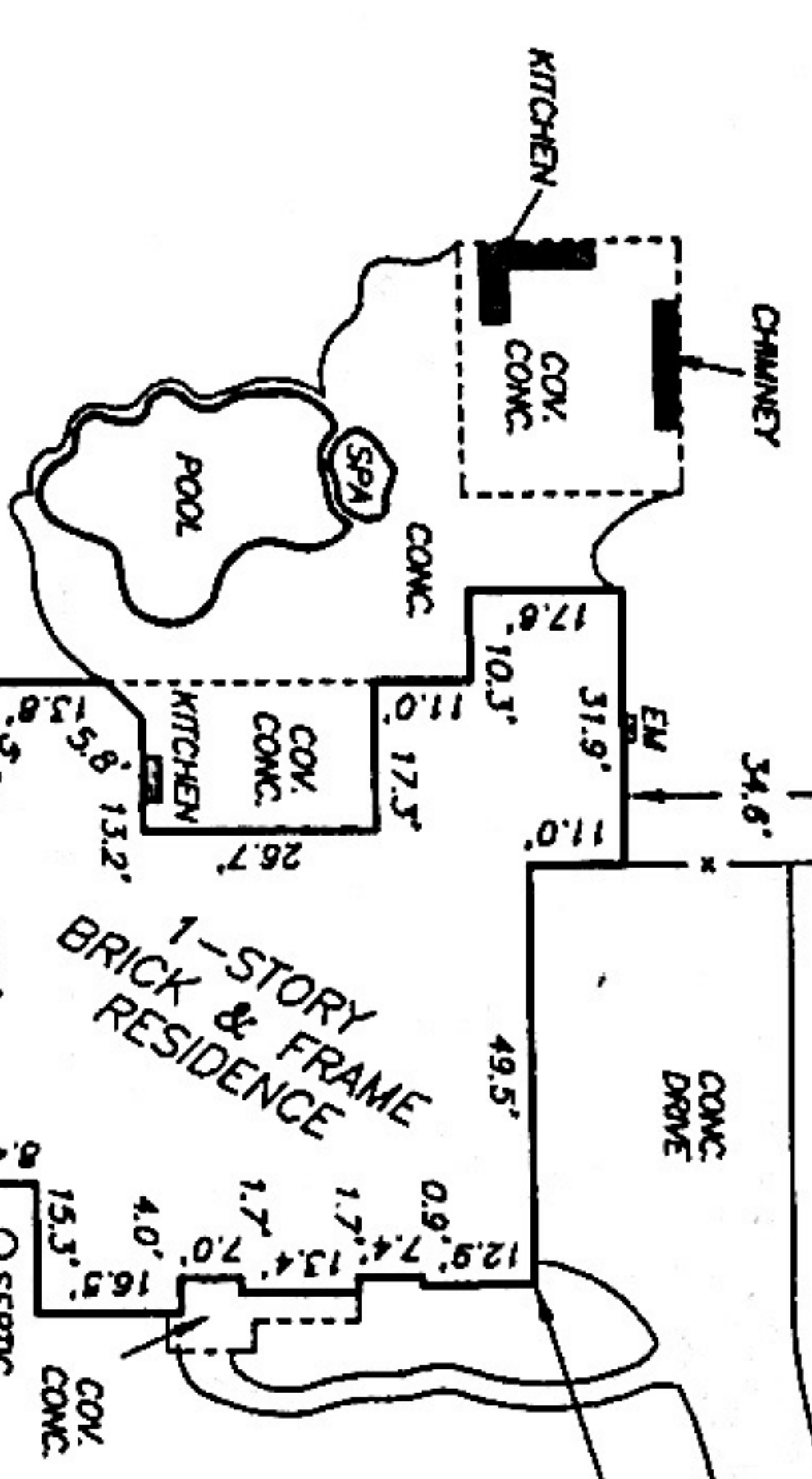
LOT 26

LOT 27

WELLSRING LAKE DRIVE
(70' R.O.W.) (PRIVATE STREET)
S 23°55'00" E
159.96'
16' UTILITY EASEMENT & DRAINAGE EASEMENT
40' BUILDING LINE
153.3'

70' R.O.W. (PRIVATE STREET)
R=335.00'
L=183.59'
CAPPED IRON ROD FOUND (C.M.)

40.00'
CAPPED IRON ROD FOUND (C.M.)
R=25.00'
L=39.21'



RESERVE AT WESTON LAKES
SECTION 1
(PLAT NO. 20140283 F.B.C.F.R.)
N 00°05'57" W
148.34'

20' DRAINAGE EASEMENT

16' UTILITY EASEMENT

5.0' X 20' AERIAL EASEMENT

OVERHEAD POWER LINES

WOOD FENCE

S 89°54'03" W

2.6'

533.36'

5/8" IRON ROD FOUND (C.M.)

1.5'

(P.C.L.)

N 89°54'03" E

0.7'

468.79'

CAPPED IRON ROD FOUND (C.M.)

159.96'

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surveyors

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FIRM NO. 10063700
210-829-4941
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1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217