

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

A.E. = AERIAL EASEMENT  
B.L. = BUILDING LINE  
BRS = BEARS  
C.F.# = CLERK'S FILE NUMBER  
D.E. = DRAINAGE EASEMENT  
E.E. = ELECTRIC EASEMENT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
FND. = FOUND

M.P. = METAL POST  
M.U.E. = MUNICIPAL UTILITY EASEMENT  
P.A.E. = PERMANENT ACCESS EASEMENT  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.E. = POOL EQUIPMENT  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
P.P. = POWER POLE

P.R.C. = POINT OF REVERSE CURVATURE  
P.T. = POINT OF TANGENCY  
P.U.E. = PUBLIC UTILITY EASEMENT  
R.O.W. = RIGHT OF WAY  
S.I.R. = SET IRON ROD  
S.S.E. = SANITARY SEWER EASEMENT  
STM.S.E. = STORM SEWER EASEMENT  
U.T.S. = UNABLE TO SET  
U.E. = UTILITY EASEMENT  
W.L.E. = WATER LINE EASEMENT  
W.P. = WOODEN POST  
W.S.E. = WATER & SEWER EASEMENT

— NOT TO SCALE

⊙ = GUY ANCHOR

Ⓟ = POWER POLE

Ⓢ = SERVICE DROP

S.F.N.F. = SEARCH FOR NOT FOUND

⊕ = CONTROL MONUMENT

● = PROPERTY CORNER

— = EASEMENT LINE

— = BUILDING SETBACK LINE

— = BUILDING WALL

— = WOODEN FENCE

— = CHAIN LINK FENCE

— = METAL FENCE

— = WIRE FENCE

— = VINYL FENCE

— = OVERHEAD ELECTRIC POWER LINE

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
- THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH HOUSTON LIGHTING AND POWER COMPANY, RECORDED IN VOLUME 2251, PAGE 182, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS.

**LEGAL DESCRIPTION**

LOT ONE (1), IN BLOCK THREE (3) OF PECAN GROVE PLANTATION, SECTION TWELVE (12), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1051/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

ADDISON MATER &  
ELIZABETH MATER

JOB # 2502306

DATE 03-03-2025

GF# KT-2057-SH

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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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