

GF NO. V2540089SL UNIVERSITY TITLE
ADDRESS: 1818 SAXON BEND TRAIL
RICHMOND, TEXAS 77469
BORROWER: LINA MARCELA ST. CLAIR

LOT 4, BLOCK 2 VERANDA, SECTION 9

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN PLAT NO. 20170142 OF THE PLAT RECORDS
OF FORT BEND COUNTY, TEXAS

NOTE: EASEMENT FROM 589 HOLDINGS LLC TO FORT BEND
COUNTY MUNICIPAL UTILITY DISTRICT NO. 216 RECORDED UNDER
C.C.F. NO. 2018122815 F.B.C.P.R.

NOTE: EASEMENT FROM HW 589 HOLDINGS LLC TO CENTERPOINT
ENERGY HOUSTON ELECTRIC, CENTERPOINT ENERGY RESOURCES,
CENTERPOINT ENERGY GAS OPERATIONS, SOUTHWESTERN BELL
TELEPHONE COMPANY AND COMCAST OF HOUSTON LLC RECORDED
UNDER C.C.F. NO. 2019092102 F.B.C.P.R.

NOTE: TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT BY
AND BETWEEN THE CITY OF RICHMOND AND HW 589 HOLDINGS LLC
RECORDED UNDER C.C.F. NO. 2017108438

NOTE: THE TERMS, PROVISIONS, CONDITIONS COVENANTS AND LIEN FOR
ASSESSMENTS AS SET OUT IN RESTRICTIONS RECORDED IN C.C.F. NO.
2016137708 F.B.C.P.R.

NOTE: EASEMENTS AND BUILDING LINES AS SET OUT IN RESTRICTIONS
RECORDED IN C.C.F. NO. 2016137708 F.B.C.P.R.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48157C 0255 L
MAP REVISION: 04/02/2014
ZONE
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

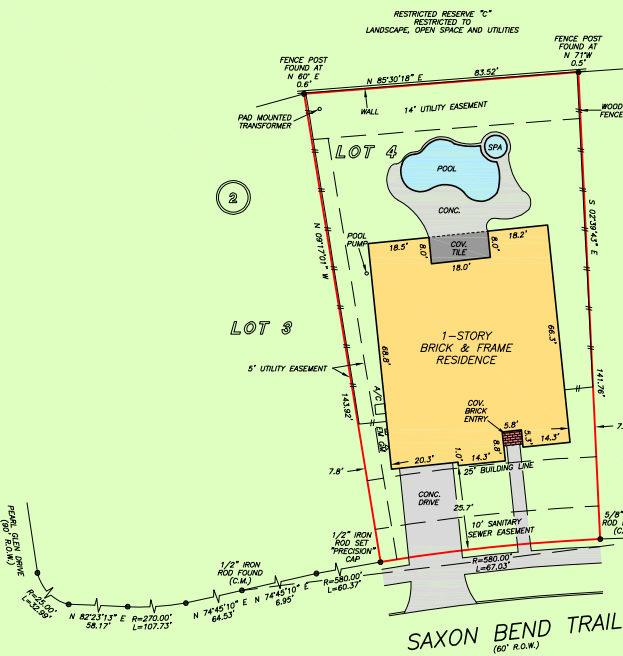
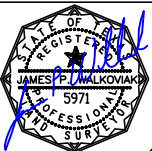
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING PLAT NO. 20170142, F.B.C.P.R.

DRAWN BY: SF

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
ENCUMBRANCES APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
RESTRICTIONS TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JCB NO. 25-04350
MAY 27, 2025



UNIVERSITY
TITLE COMPANY
AMANDA TAYLOR
281-454-3070



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FIRM NO. 10063700