



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- BARBED WIRE FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- MANHOLE
- CONTROL MONUMENT

SURVEYOR'S NOTE(S).
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY GF NO. 9999-22-26019 ISSUED ON 02/18/22.

THERE EXIST A ELEC. AGREEMENT AS RECORDED IN VOLUME 1012, PAGE 512, DEED RECORDS, FORT BEND COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48157C PANEL: 0255 L
REV. DATE: 04/02/2014
ZONE: "SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PATTEN TITLE COMPANY** and

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower: **JENNIFER LEAH ELLEFSON AND BRANDON ELLEDGE**
Address: **1915 ROCK FENCE DR., RICHMOND, TEXAS 77406** GF No. **9999-22-26019**

Legal Description of the Land: Lot 23, in Block 14, of PECAN GROVE PLANTATION, SECTION FOUR (4), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 27, Page 6, of the Plat Records of Fort Bend County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 27, PAGE 6, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS VOLUME 1015, PAGE 13, VOLUME 1076, PAGE 247, VOLUME 1081, PAGE 519, DEED RECORDS, FORT BEND COUNTY, TEXAS CLERK'S FILE NO(S): 9525263, 9525267, 9525286, 2002111115, 2010037753, 2011106756, 2011106757, 2011106758, 2011106759, 2012011135, 2019103984, 2021139243, 2021147175 FORT BEND COUNTY, TEXAS



LAND TITLE SURVEY

JOB NO.:	2202032218	NO.	REVISION	DATE
DATE:	02/24/22			
DRAWN BY:	UB			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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Surveyors
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