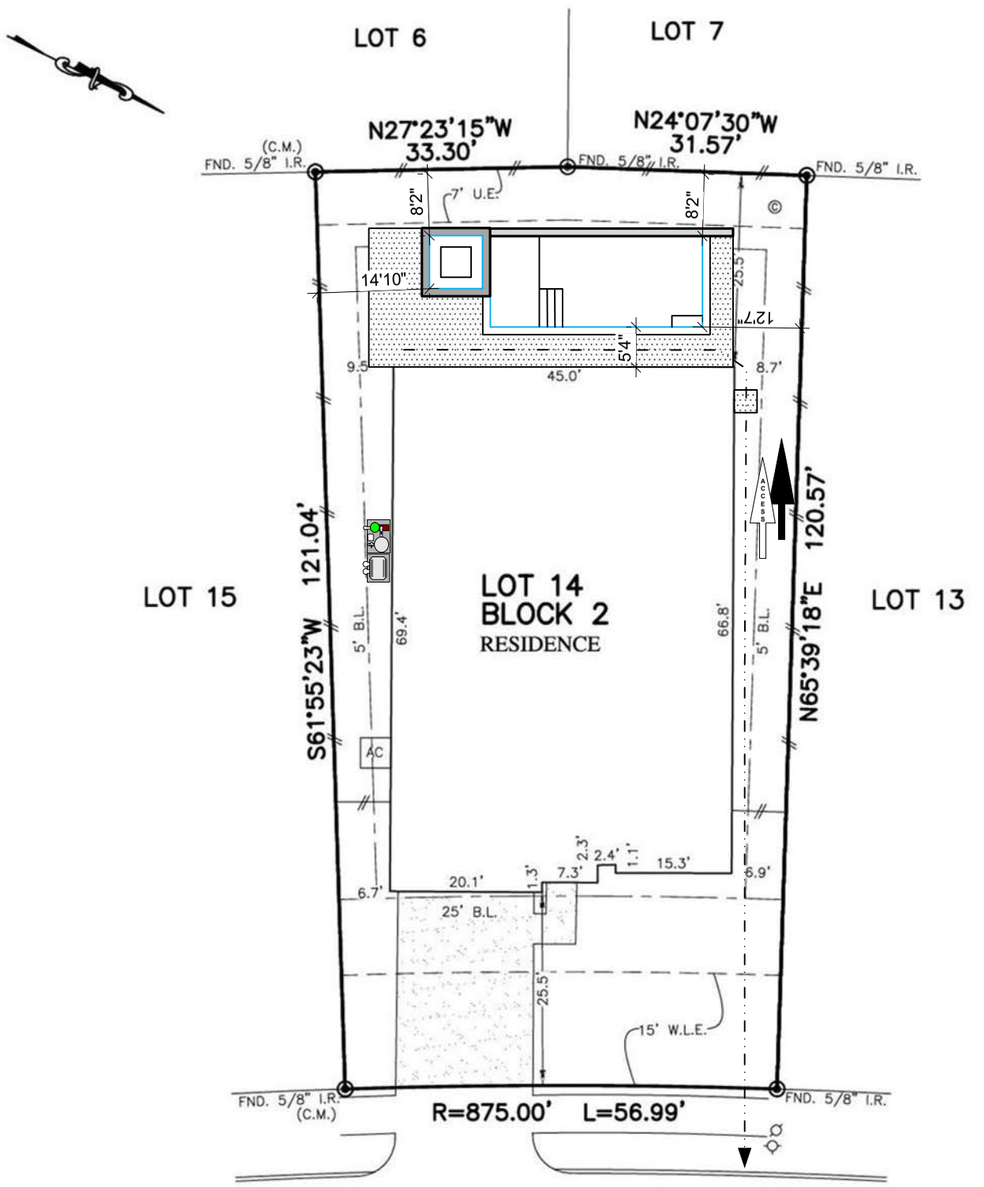
ALLPOINTS SURVEYING

FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	LIGHT POLE	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	CABLE PEDESTAL
	PROP. PROPOSED	PVT. PRIVATE I.R. IRON ROD	MONUMENT	WATER METER	MANHOLE & INLET	INLET VAULT
	C.M. CONTROL MONUMENT	FND. FOUND I.P. IRON PIPE	POWER POLE	GUY ANCHOR



2815
SUNRISE PEPPER LANE
(50' R.O.W.)

PLAT OF SURVEY

SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT AND CONTROLLING MONUMENTS SHOWN HEREON.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE SUBDIVISION PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, LLC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
4. ALL FOUND IRON RODS HAVE "GBI" CAPS UNLESS OTHERWISE NOTED.
5. SUBJECT TO APPLICABLE ITEMS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY LENNAR TITLE, INC. UNDER G.F. No. 114628-032814, REQUESTED ON 4/3/2025.

FOR: DIANA RACHELLE ROSES AND
ROWAN ANDREW WREN
ADDRESS: 2815 SUNRISE PEPPER LANE
ALLPOINTS JOB#: LH398047 BY: CBG
G.F.:114628-032814
JOB:

FLOOD ZONE:X SHADED
COMMUNITY PANEL:
48157C0140L
EFFECTIVE DATE: 04/02/2014
LOMA:24-06-0686A | DATE:2/6/2024

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

LOT 14, BLOCK 2,
HARVEST GREEN, SECTION 49,
PLAT NO. 20230230, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH DAY OF APRIL, 2025.

STATE OF TEXAS
REGISTERED
MICHAEL S. PARTRIDGE
6125
PROFESSIONAL
LAND SURVEYOR

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ALLPOINTS LAND SURVEY, LLC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600