

Surveyor has not abstracted subject property and has relied on Title Commitment from First American Title Guaranty Company

GF No. 2911794-15709 Effective date: December 30, 2024

NOTE(S):

- Property subject to subdivision covenants, conditions and restrictions be easements, building lines and other matters of record.
- This survey was done without the benefit of a title report.
- Bearing basis: Recorded subdivision plat.
- A 20 foot building setback line along the Front property line as set forth on the recorded plat and dedication.
- A 5 foot building setback line along the Side property line as set forth on the recorded plat and dedication.
- The Utility and Aerial easement(s) as set out on plat/map in Slide No(s), 1864/A and 1864/B of the Map and/or Plat Records of Fort Bend County, Texas.
- Garage setback as set forth on the recorded plat and dedication.
- The location, and existence of, utilities other than depicted on this survey, cannot be certified to. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
- No observable evidence of site use as a solid waste dump, sump or landfill.
- No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.



NORTH

SCALE: 1"= 20'

RESIDENTIAL SURVEY

Lot 69, Block 1, of RIVERPARK SECTION TWO, AMENDING PLAT, a subdivision of Fort Bend County, Texas, according to the map or plat thereof recorded in Slide Nos. 1864/A and 1864/B, of the Map and/or Plat Records, Fort Bend County, Texas.

Date: 1/28/2025
Field Work: MV
Drawn By: AP
Project No.: C25-0136

Prepared For:
Fardin Amjadian

Project Location:
5703 Silas Creek CT, Sugar Land, TX 77479

FLOOD DATA
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER FIRM MAP, COMMUNITY PANEL No. 48157C0260L WHICH HAS AN EFFECTIVE DATE OF 4/22/014, AND IS NOT IN THE SPECIAL FLOOD HAZARD AREA.

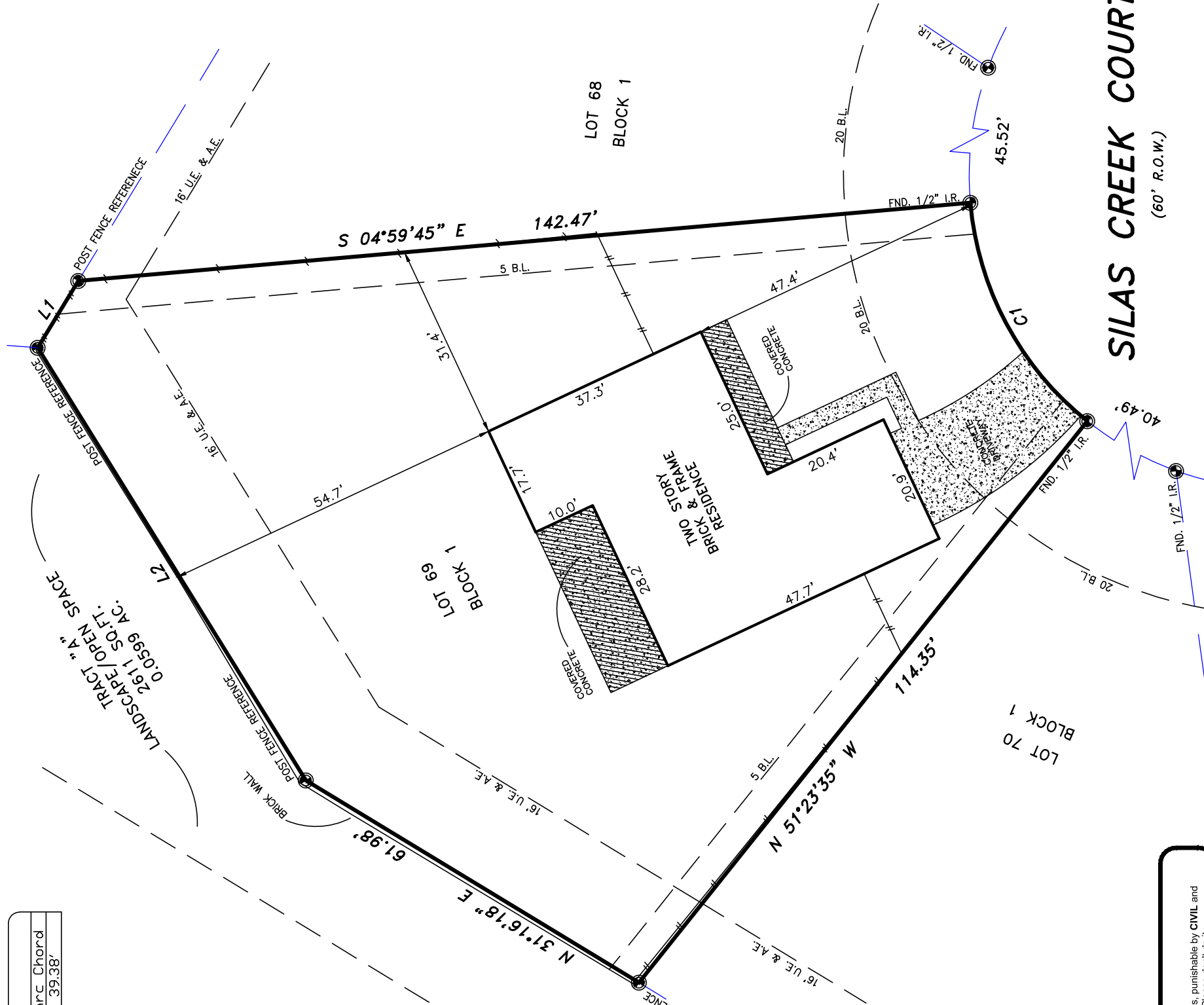
Key Map: A-0999-Q



Bowden Survey

Professional Surveying Services
bowdensurvey.com

Phone: (281) 631-1900 Fax: (281) 631-4900



SILAS CREEK COURT

(60' R.O.W.)

Curve	Length	Radius	Arc Bearing	Arc Chord
C1	40.49'	50.00'	S 61°48'33" W	39.38'

LINE	BEARING	DISTANCE
L1	S 58°43'42" E	12.45'
L2	N 58°12'39" W	81.00'

- LEGEND**
- AC = AIR CONDITIONER UNIT
 - CO = CLEAN OUT
 - IP = IRON PIPE
 - IR = IRON ROD
 - AE = AERIAL EASEMENT
 - BL = BUILDING LINE
 - C.I.R. = CAPPED IRON ROD
 - CM = CONTROL MONUMENT
 - CVRD AREA = COVERED AREA
 - ESMT = EASEMENT
 - E.M. = ELECTRICAL METER
 - F.C.I.R. = FOUND CAPPED IRON ROD
 - F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - GM = GAS METER
 - MR. = COUNTY MAP RECORDS
 - P.P. = POWER POLE
 - P.R. = PLAT RECORDS
 - P.S. = UTILITY EASEMENT
 - R.D.V. = RIGHT-OF-WAY
 - S.P. = SERVICE POLL
 - W.M. = WATER METER
 - IP = PROPERTY CORNER
 - GV = GAS VALVE
 - WM = WATER METER
 - WOOD FENCE
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - ADJACENT PROPERTY
 - SUBJECT TRACT
 - EXISTING PAVEMENT
 - COVERED AREA
 - STRUCTURE / BUILDING



David I. Bowden

David L. Bowden
R.P.L.S. Texas Registration No. 4864

This survey was made by me or under my supervision on the ground on 1/29/2025 and correctly represents the facts found at the time of survey. Except as shown hereon, there are no visible or apparent discrepancies, conflicts, encroachments, protrusions, overlapping of improvements, encroachments into recorded easements, or violations of building or setback lines. All recorded easements and building or setback lines affecting the land surveyed that are listed in the Commitment for Title Insurance issued by Title Company, File No. 2911794-15709 dated effective December 30, 2024 and all fences and other improvements, visible or apparent easements, roads, and other rights-of-way on or over the land, are located as shown hereon.

TBPLS Firm Registration No. 10127400

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