




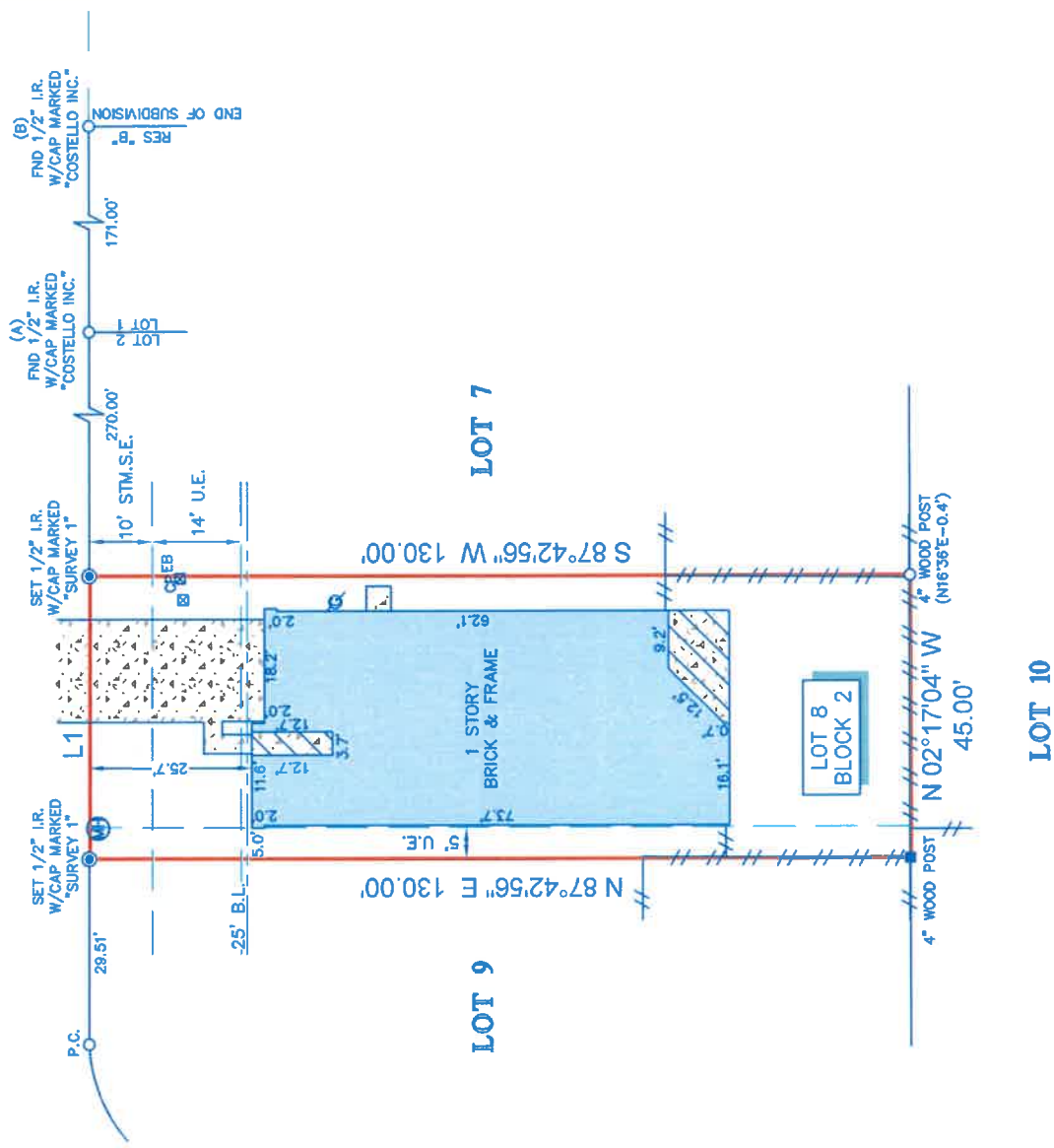
TITLE COMPANY:

Capital Title
 A Shaddock Company
 281-903-7908
 G.F. # 24-830126-SG ISSUE DATE: OCTOBER 30, 2024
LAND TITLE SURVEY



LINE	BEARING	DISTANCE
L1	S 02°17'04" E	45.00'



HICKORY DEER LANE
 (50' R.O.W.)



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 30, 2024, UNDER G.F. NO. 24-830126-SG.
- EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NO. 2020030533. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT)
- MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS AS PER PLAT NOTE 19.
- SHORT FORM BLANKET EASEMENT RECORDED UNDER G.F. NO. 2018082208 O.P.R.F.B.C.

LEGEND

BL	BUILDING LINE	GM	GAS METER
U.E.	UTILITY EASEMENT	SM	STORM SEWER EASEMENT
EB	ELECTRIC BOX	CP	CABLE PEDESTAL
EB	MANHOLE	---	FENCE
CON	CONCRETE	---	WOOD
COV	COVERED AREA	---	WOOD

LEGAL DESCRIPTION: LOT 8, BLOCK 2, DEER RUN MEADOWS SECTION ONE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20200138 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 25, 2024, AND THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.


 RICHARD FUSSELL
 R.P.S. 4148

CLIENT: TREVOR-COLE SEJJI GRAY AND QIWEI CHEN
 ADDRESS: 5035 HICKORY DEER LANE

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Survey 1, Inc.
 Your Land Survey Company
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FIELD CREW:	TECH:
WT	ARH
DRAFTER:	FINAL CHECK:
M(CV)	EF
DATE:	
NOV. 28, 2024	
JOB#	
11-143938-24	