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D.M. BEARD SERVICES, L.L.C. PROFESSIONAL LAND SURVEYING

5701 4TH STREET #883, KATY TX. 77492-0883 TEL. 832-913-9866
T.B.P.E.L.S. FIRM NO. 10194165



FND. 5/8" IRON ROD (CM)

FND. 5/8" IRON ROD

FND. 5/8" IRON ROD (CM)

FND. 5/8" IRON ROD

164.91'

FND. 5/8" IRON ROD

FND. 5/8" IRON ROD

FND. 5/8" IRON ROD

RIVERLAKE ROAD
CONCRETE
70' WIDE (PER PLAT)

LEGEND

These standard symbols will be found in the drawing.

- ATT BOX
- CABLE PEDESTAL
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- WOOD FENCE

TREE	SIZE	TYPE
T1	12"	PECAN
T2	48"	OAK
T3	12"	PECAN
T4	10"	PECAN
T5	12"	PECAN
T6	22"	OAK
T7	10"	PECAN
T8	12"	PECAN

LOT 10

FULBROOK SECTION 5 "C"
PLAT No. 20130183
& REPLAT PLAT No. 20150183
O.P.R.F.B.C.

S 03°1'54" E 516.22'

N 01°57'23" W 486.60'

25' B.L. (PER PLATS)
75' B.L. (PER F.B.C.C.F. 2013104664)
25' B.L. (PER PLAT & F.B.C.C.F. 2013104664)

25' UTILITY EASEMENT (PER PLAT & F.B.C.C.F. 2013104664, 2014020193, 2014020194, & 2015019074)

RESIDENTIAL CONSTRUCTION AREA (PER F.B.C.C.F. 2013104664)

LOT 9
1.786 AC
77,792 SQ.FT.
(UNIMPROVED)

BACKYARD AREA (PER F.B.C.C.F. 2013104664)

LANDSCAPE AREA (PER F.B.C.C.F. 2013104664)

150' BRAZOS RIVER SETBACK (PER PLAT F.B.C.C.F. 20150183)

RIVERFRONT AREA (PER F.B.C.C.F. 2013104664)

TOP OF BANK

S 87°46'36" E 150.00'

BRAZOS RIVER

GENERAL NOTES:

1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

SUBJECT TO:

Agreement for Underground Electric Service with CenterPoint Energy Houston Electric, LLC as set forth in instrument recorded under Clerk's File No. 2013141689, of the Official Public Records of Fort Bend County, Texas.

Subject to all building lines and easements as reflected in instruments recorded under Clerk's File Nos. 1999051521 of the Real Property Records of Fort Bend County, Texas, same being annexed by instruments recorded under Clerk's File Nos. 2001033992 and 2006070090 of the Real Property Records of Fort Bend County, Texas.

⊙ = SET 5/8" IRON ROD WITH CAP STAMPED "DMBEARD SVCS RPLS 6438"

⊙ = FOUND MONUMENT
(CM) = CONTROLLING MONUMENT
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY

ELEVATIONS:

ELEVATIONS ARE BASED ON LEICA SMARTNET NETWORK NAD83 (NA2011)(MYCS2)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,965.00'	118.95'	118.93'	S 78°11'32" E	3°28'06"
C2	2,535.00'	46.87'	46.87'	S 76°58'21" E	1°03'34"

FLOOD NOTE

The Subject property (or a portion of) is located in Flood Zone ZONE X & AE. According to the Federal Emergency Management Agency Flood Insurance Rate Map 48157 C Panel 0095 M Dated 01/29/2021

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

LOT:	BLOCK:	SUBDIVISION:	SECTION:	COUNTY:	STATE:
9	2	FULBROOK	5 C	FORT BEND	TEXAS

MAP REFERENCE: PLAT No. 20130183 & 20150183 O.P.R.F.B.C. SURVEY TYPE: BOUNDARY & IMPROVEMENT

PURCHASER: KEITH & CASSANDRA RICHARDSON		
ADDRESS: 30934 RIVERLAKE RD.		
FULSHEAR, TX. 77441		
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE		
GF NUMBER: 26160836FUL		
LENDER: N/A		
DATE: 03/03/2026	DRAWN BY: DB	CHECKED BY: DMB
SCALE: 1" = 60'		JOB NO.: 2026-20



SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DARRYL M. BEARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6438

Revised: 03/04/2026 to correct deed restrictions