



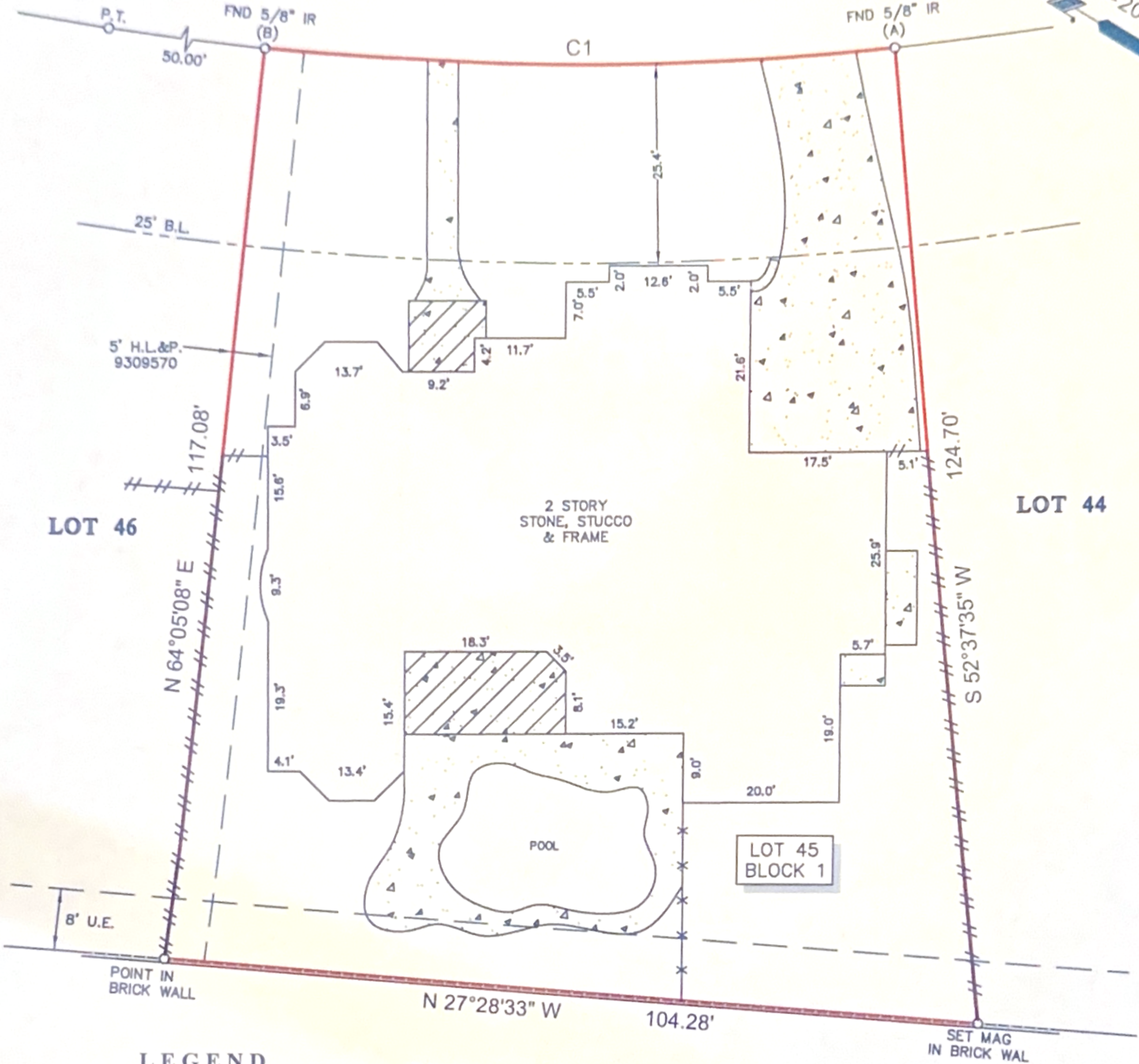
TITLE COMPANY:
stewart
title

LUCY H. JUREK 281-491-7050
G.F. #: 1415742914 ISSUE DATE: 03-27-14



CLEAR SPRINGS COURT
(50' R.O.W.) (PRIVATE STREET)

SCALE 1"=20'



LEGEND

CONCRETE FENCE WOOD METAL
COVERED AREA BRICK FENCE STUCCO WALL
B.L. = BUILDING LINE U.E. = UTILITY EASEMENT

**RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	400.00'	80.00'	S 31°38'45"E	79.87'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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.
 - RESTRICTIVE COVENANTS AS RECORDED IN SLIDE NOS. 1189/A & 1189/B P.R. & VOL. 2156, PG. 2528, VOL. 2197, PG. 1078, VOL. 2250, OG. 753, VOL. 2453, PG. 1774, VOL. 2490, PG. 717 & C.F. NOS. 9283969, 9377446, 2002008535, 2010020244, 2011086385 THROUGH 2011086392, 2011128679 THROUGH 2011128700, 2012134769 THROUGH 2012134771, 2013004422, 2013004423, 2013004424, 2013055514 THROUGH 2013055526, 2013065961 THROUGH 2013065964, 2013158744, 2013158745 & 2013159821.
 - AN AGREEMENT WITH H. L. & P. FOR INSTALLATION, OPERATION & MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS RECORDED IN VOL. 2487, PG. 263 O.R.

PROJECT: A LAND TITLE SURVEY OF LOT 45, IN BLOCK 1, OF POINT ROYALE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1189/A AND 1189/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

CLIENT: PAULO M. PONTES
ADDRESS: 19 CLEAR SPRINGS COURT
FLOOD ZONE: "X" (SHADED) FLOOD MAP#: 48157C 0235 J
FLOOD MAP DATE: 1-3-97 FLOOD MAP COUNTY: FORT BEND



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 28, 2014 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
R.L.S. #4148

FIELD CREW: KR JOB#: 3-25978-14
DRAFTER: JB DATE: 04-01-13

