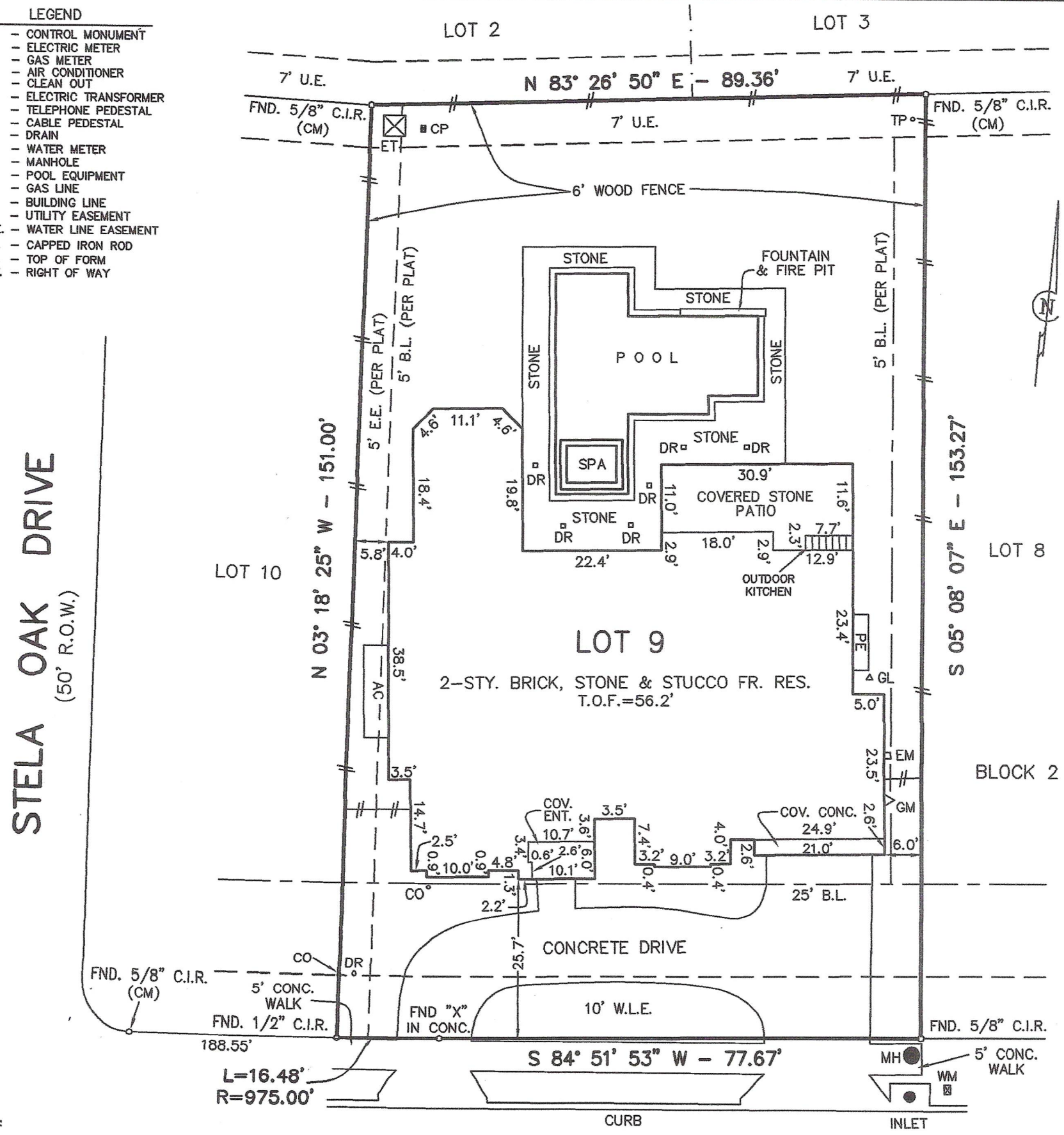
LEGEND

CM	– CONTROL MONUMENT
EM	– ELECTRIC METER
GM	– GAS METER
AC	– AIR CONDITIONER
CO	– CLEAN OUT
ET	– ELECTRIC TRANSFORMER
TP	– TELEPHONE PEDESTAL
CP	– CABLE PEDESTAL
DR	– DRAIN
WM	– WATER METER
MH	– MANHOLE
PE	– POOL EQUIPMENT
GL	– GAS LINE
B.L.	– BUILDING LINE
U.E.	– UTILITY EASEMENT
W.L.E.	– WATER LINE EASEMENT
C.I.R.	– CAPPED IRON ROD
T.O.F.	– TOP OF FORM
R.O.W.	– RIGHT OF WAY



REGATTA SHORE DRIVE
(50' R.O.W.)

NOTES:

1. All bearings are referenced to the recorded plat.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community–Panel No. 480228 0435 L, dated April 2, 2014, the subject tract is located in Zone "X–Shaded", areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected from 1% annual chance or greater flood hazard by levee system. Overtopping or failure of any levee system is possible.
3. This survey was performed in connection with information provided in Title Commitment No. 2025–31103–TX of Old Republic National Title Insurance Company, effective date of September 22, 2025.
4. Restrictions of record as described and recorded under Plat No. 20210123, of the Plat Records of Fort Bend County, Texas and Clerk's File No. 9537103, 2010018610, 2011041635, 2013014953, 2014074988, 2015009259, 2015009419, 2015009465, 2015009533, 2015009777, 2015009778, 2015009905, 2015013213, 2015016074, 2015017140, 2015049935, 2015055875, 2015057386, 2015097228, 2015097230, 2015097231, 2015097233, 2015097235, 2015097257, 2015120556, 2015120557, 2015127211, 2016001808, 2016001809, 2016001810, 2016001811, 2016003028, 2016007454, 2016009179, 2016122800, 2016122801, 2016122802, 2016129115, 2017004716, 2017010529, 2017010530, 2017045641, 2017045642, 2017045643, 2017068344, 2017068346, 2017087709, 2017116208, 2017116209, 2018009033, 2018014374, 2018016965, 2018019061, 2018019062, 2018036534, 2018045881, 2018045882, 2018045883, 2018049713, 2018063314, 2018125798, 2018125799, 2018125800, 20189125801, 2019006028, 2019017112, 2019035843, 2019036022, 2019036032, 2019036033, 2019036034, 2019043416, 2019043417, 2019043418, 2019043419, 2019043420, 20190143553, 2020007054, 2020060464, 2020060465, 2020067542, 2020067543, 2020067544, 2020070990, 2020096754, 2020177466, 2020177467, 2020177468, 2021014470, 2021014468, 2021014469, 2021014470, 2021085333, 2021086316, 2021086719, 2021086720, 2021086729, 2021099557, 2021104156, 2021111635, 2021144210, 2021144622, 2021144961, 2021144962, 2021144963, 2021144964, 2021145233, 2021150647, 2021150657, 2011183065, 2021183066, 2021210038, 2022016010, 2022022740, 2022022741, 2022022742, 2022022745, 2022025868, 2022132085, 2023022760 and 2024094323, may affect this tract.
5. All lot lines shall have a minimum five (5) foot side yard setback.
6. A minimum distance of 10 feet shall be maintained between residential dwellings, according to the recorded plat.
7. The subject property is affected by an agreement with CenterPoint Energy Houston Electric, LLC to provide electrical service per Fort Bend County Clerk's File No. 2022005636.
8. This tract is subject to a Short Form Blanket Easement for Certain Utilities per document filed under Fort Bend County Clerk's File No. 2022003683. Partial release of Blanket Easement in Fort Bend County Clerk's File No. 2022072134.
9. Benchmark: Missouri City Survey Marker No. PCM–011, Brass Disc located in a poured concrete post in the grassy area in front of Missouri City Fire Station No. 5. Elevation=59.97 feet. (NAVD88, 2001 Adjustment).

I hereby certify that this plat accurately represents the results of an on the ground survey made under my supervision and that it correctly represents the facts found at the time of said survey. All property corners are as described hereon and there are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Martin T. Roe, R.P.L.S. No. 2106
Date Signed: 10-07-25

STATE OF TEXAS
REGISTERED
MARTIN T. ROE
2106
PROFESSIONAL
LAND SURVEYOR

SURVEY OF LOT 9, BLOCK 2, OF SIENNA SECTION 38, A SUBDIVISION OF 20.318 ACRES OF LAND SITUATED IN THE WILLIAM HALL SURVEY, ABSTRACT 31, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20210123 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

DATE: 10–3–25	PURCHASER: ENRICO FOXX	SCALE: 1"=20'

REKHA ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
7676 HILLMONT, SUITE 350 – HOUSTON, TEXAS 77040 – (713) 895–8080
TBPLS FIRM REGISTRATION NO. 10133800 TBPE FIRM REGISTRATION NO. F–3712

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DRAWN BY: C.V.	CALC. BY: C.V./M.T.R.	ADDRESS: 10127 REGATTA SHORE DRIVE
FILE: 4650–FINAL.DWG		JOB NO. 4650