

# LEGEND - ITEMS THAT MAY APPEAR IN DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT  
U.E. = UTILITY EASEMENT  
A.E. = AERIAL EASEMENT  
D.E. = DRAINAGE EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
S.T.S.E. = STORM SEWER EASEMENT  
W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD  
F.I.P. = FOUND IRON PIPE  
S.I.R. = SET IRON ROD  
W.P. = WOODEN POST  
M.P. = METAL POST  
C.F. = CLERK'S FILE NUMBER  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
B.L. = BUILDING LINE  
FND. = FOUND  
BRS. = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
W.S.E. = WATER & SEWER EASEMENT  
E.E. = ELECTRIC EASEMENT  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.P. = POWER POLE  
S.F.K.F. = SEARCHED FOR, NOT FOUND  
U.T.S. = UNABLE TO SET

● CONTROL MONUMENT

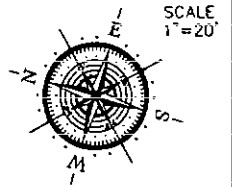
— = PROPERTY LINE  
- - - = EASEMENT LINE  
- - - = BUILDING SETBACK LINE  
— = BUILDING WALL

— = WOODEN FENCE  
— = CHAIN LINK FENCE  
○ = METAL FENCE  
— = WIRE FENCE  
— = VINYL FENCE

3230 SERENE OAK DRIVE

50' R.O.W.

S 16°07'39" E  
9.58'



R=675.00' L=70.40'

S.I.R. 1/2" S.I.R. 1/2"

P.C.

F.I.R. 1/2"

F.I.R. 1/2"

F.I.R. 1/2"

8.10'

162.74'

81.37'

8.10'

162.74'

81.37'

20' B.L. GARAGE

25' B.L.

115.00'

5' B.L.

LOT 11

N 67°53'48" E

TWO STORY BRICK & FRAME RESIDENCE

CONC.

BRICK & FRAME GARAGE

LOT 12 BLOCK 1

5' x 8' WOOD SHED ON GROUND

16' U.E.

S.I.R. 1/2"

R=560.00' L=58.41'

S.I.R. 1/2"

S.I.R. 1/2"

N 16°07'39" W  
9.58'

EDGEWATER BOULEVARD

100' R.O.W.

WATER'S WAY DRIVE

R.O.W. VARIES

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

NOTES:  
- BEARING BASIS: PLAT  
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
- UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AGREEMENT, VOL 2084, PG 1541, O.P.R.F.B.C.  
- CABLE TELEVISION AGREEMENT, VOL 1903, PG 1722, O.P.R.F.B.C.  
- ELECTRIC DISTRIBUTION EASEMENT RECORDED IN VOL. 2098, PG. 2202, O.P.R.F.B.C.T. DOES NOT AFFECT THIS LOT

## LEGAL DESCRIPTION

LOT 12, IN BLOCK 1, OF AMENDING PLAT OF LAKES OF EDGEWATER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE NO. 1026/A, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

WINTERFORD HOLDINGS, LLC

ADDRESS

3230 SERENE OAK DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1507311

DATE 07/24/2015

GF# 2038097-H096

PRO-SURV

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TBPLS FIRM NO.:10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.  
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