LEGEND

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
BRS = BEARS
C.F.# = CLERK'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FND. = FOUND
G.B.L. = GARAGE BUILDING LINE

• ITEMS THAT MAY APPEAR IN • DRAWING BELOW

G.E. = GUY EASEMENT
M.P. = METAL POST
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.I. = POINT OF INTERSECTION
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.P. = POWER POLE

P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.T.S. = UNABLE TO SET
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.P. = WOODEN POST
W.S.E. = WATER & SEWER EASEMENT

= NOT TO SCALE
G = GUY ANCHOR
P = POWER POLE
S = SERVICE DROP
S.F.N.F.= SEARCH FOR NOT FOUND

= CONTROL MONUMENT
= PROPERTY CORNER
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

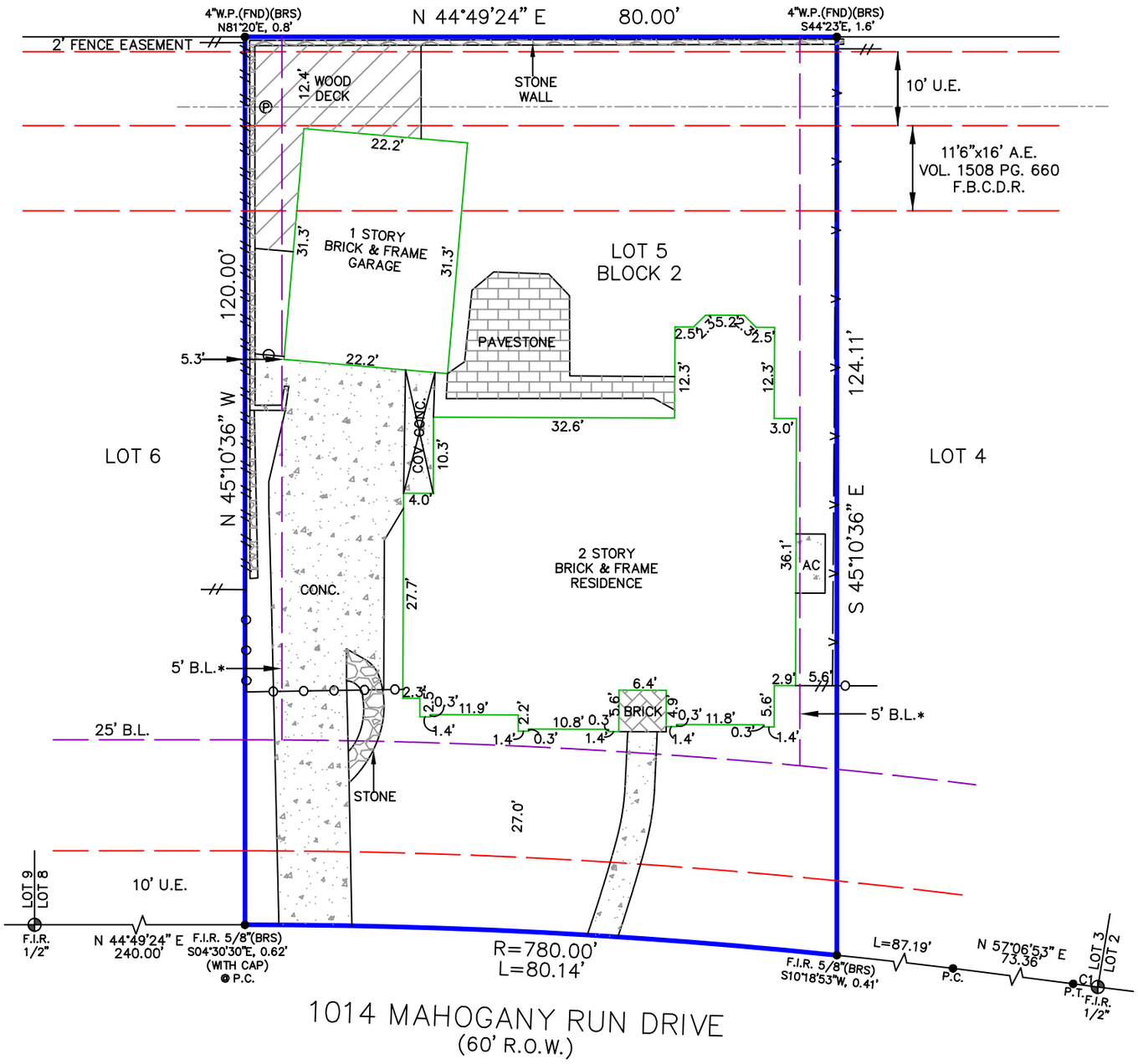
= FENCE TRANSITION POINT
= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE
= OVERHEAD ELECTRIC POWER LINE

* = RECORDED IN: VOL. 1486 PG. 560 F.B.C.D.R.

C1: R=720.00' L=3.35'

SCALE 1"=20'

UNRESTRICTED RESERVE "C",
KATY MILLS SECTION 1,
SLIDE 1807A
F.B.C.M.R.



1014 MAHOGANY RUN DRIVE
(60' R.O.W.)

Reviewed & Accepted by: _____ 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
– THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH HOUSTON LIGHTING & POWER COMPANY FILED FOR RECORD IN VOLUME 1462 PAGE 103 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
– EASEMENT CREATED IN INSTRUMENT TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN VOLUME 2631, PAGE 1552, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT LOT)
–WOOD DECK ENCROACHES THE REAR U.E. AS SHOWN

LEGAL DESCRIPTION

LOT 5, BLOCK 2, OF FALCON POINT SECTION ONE, A SUBDIVISION IN FORT BEND AND HARRIS COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, UNDER SLIDE NUMBERS 693-A, 693-B AND 694-A OF FORT BEND COUNTY, TEXAS. SUBJECT PROPERTY IS SOLELY IN FORT BEND COUNTY.

ZND HOMES,INC.

ADDRESS 1014 MAHOGANY RUN DRIVE

STATE OF TEXAS
REGISTERED
TOBY PAUL COUCHMAN
5565
PROFESSIONAL
LAND SURVEYOR

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.

JOB # 2607334
DATE 08-04-2026
GF# 26-940284-SG

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366, FRIENDSWOOD,TX 77549
PHONE: 281-996-1113, FAX: 281-996-0112
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #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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