



TITLE COMPANY:

**TEXAS AMERICAN TITLE**

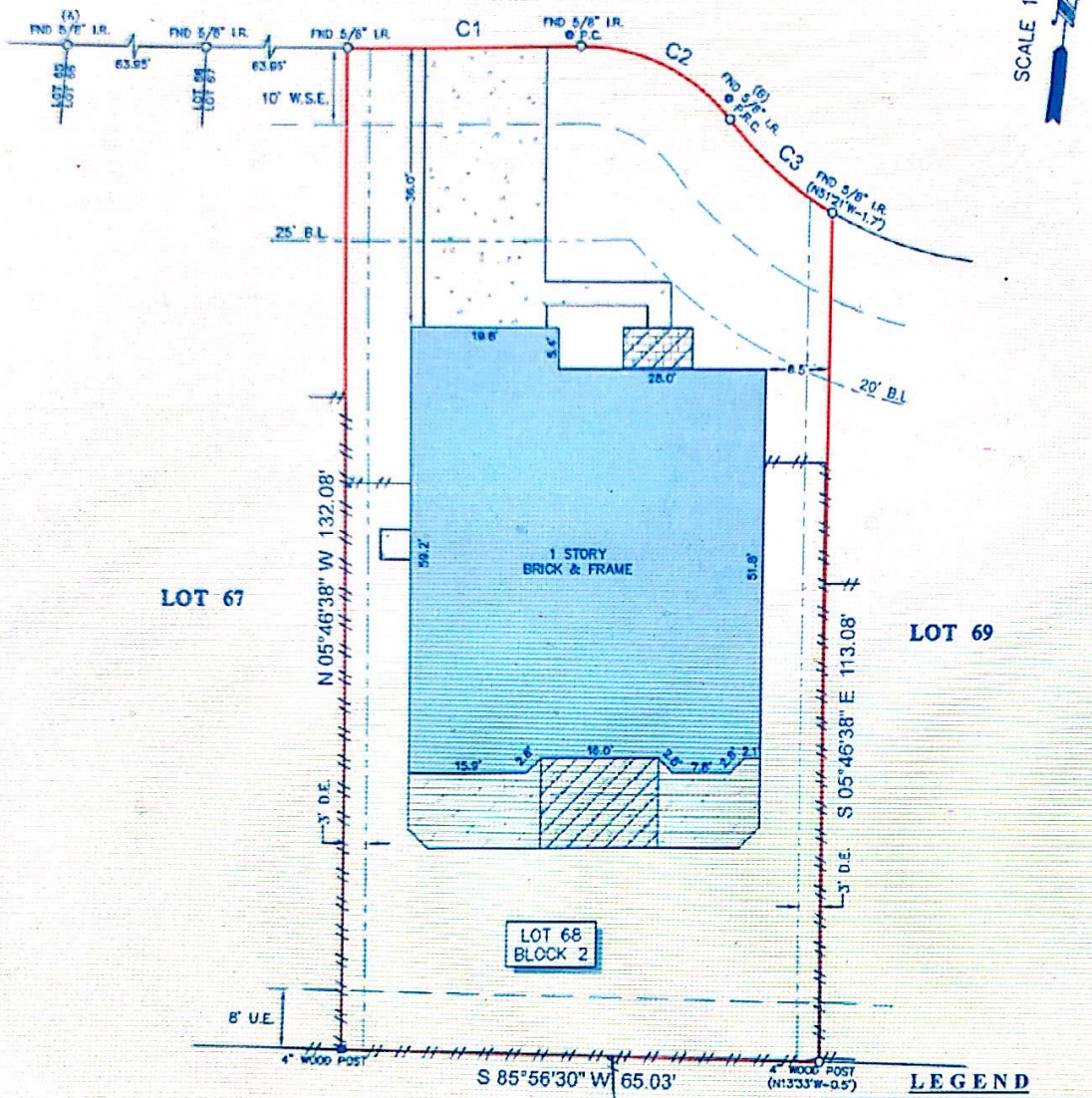
866-772-8813

G.F. # 2744520-10937      ISSUE DATE: SEPTEMBER 23, 2020



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1530.00	31.15	N 83°36'22" E	31.15
C2	25.00	22.87	S 70°44'27" E	22.08
C3	50.00	18.37	S 55°03'38" E	18.27

**SOFTBREEZE COURT**  
(60' R.O.W.)



**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY TEXAS AMERICAN TITLE COMPANY AND TRUELINE TECHNOLOGIES.
3. THIS SURVEY IS CERTIFIED TO TEXAS AMERICAN TITLE COMPANY AND TRUELINE TECHNOLOGIES FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 23, 2020, UNDER G.F. NO. 2744520-10937.
7. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH RELIANT ENERGY INCORPORATED, AS PROVIDED FOR IN INSTRUMENTS FILED FOR RECORD UNDER CLERK'S FILE NOS. 02 048482 AND 02 087277 OF THE REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS.
8. AGREEMENTS FOR CABLE TV, AS SET FORTH IN INSTRUMENTS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 01-024886 AND 01-024887.

**LEGEND**

	B.L. = BUILDING LINE		BRICK
	U.E. = UTILITY EASEMENT		WOOD DECK
	W.S.E. = WATER AND SEWER EASEMENT		CONCRETE
	D.E. = DRAINAGE EASEMENT		COVERED AREA
	FENCE		WOOD

LEGAL DESCRIPTION: LOT 68, IN BLOCK 2, OF SHADOW CREEK RANCH SF-9-B, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 249 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

**RICHARD FUSSELL**  
4148  
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND PURSUANT TO THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 23, 2020 AND THAT THE PLAT SUBSTANTIALLY COMPLES 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*  
Richard Fussell  
PLS 4148

CLIENT: I & A CONSTRUCTION

ADDRESS: 11306 SOFTBREEZE COURT

www.survey1inc.com  
survey1@survey1inc.com

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: DC
DRAFTER: MC(V)	FINAL CHECK:
DATE: SEP. 25, 2020	
JOB# 9-88871-20	