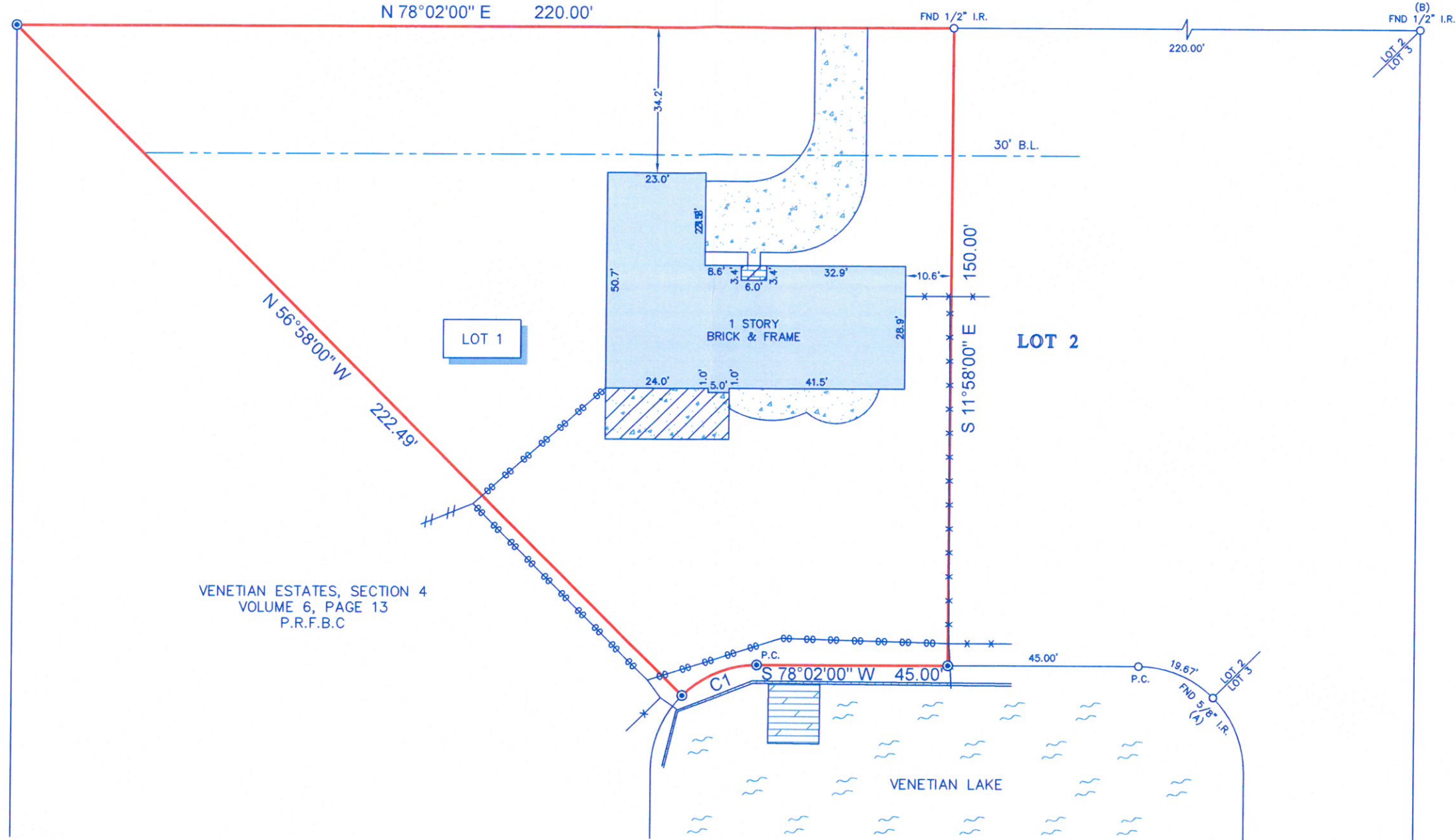


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	19.63'	S55°32'00"W	19.13'

SAVORY STREET
(60' R.O.W.)

PIEDMONT STREET
(60' R.O.W.)

CAPRI STREET
(60' R.O.W.)



VENETIAN ESTATES, SECTION 4
VOLUME 6, PAGE 13
P.R.F.B.C

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	WOOD DECK		METAL
	BRICK		CHAIN LINK
	BULK HEAD		
	B.L. = BUILDING LINE		
	SET 1/2" IR W/CAP MARKED "SURVEY 1"		

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 THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 4, 2019, UNDER G.F. NO. 19-00877.
7. EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING THE SUBJECT PROPERTY AS RECORDED IN VOLUME 389, PAGE 152.
8. UNDERGROUND TELEPHONE EASEMENT AS RECORDED IN VOLUME 508, PAGE 155.
9. CONSENT TO ENCROACHMENT AS RECORDED IN C.F. NO. 2011015008.

LEGAL DESCRIPTION: LOT 1, OF VENETIAN ESTATES, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 6 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

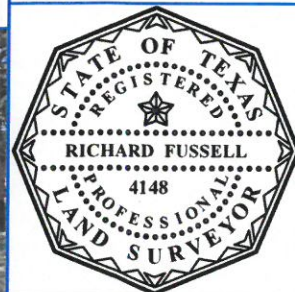


TITLE COMPANY:

MONARCH
TITLE OF TEXAS

302 PIEDMONT STREET
ISSUE DATE:
SEPTEMBER 4, 2019

G.F. # 19-00877



SURVEYORS 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 SEPTEMBER 4, 2019 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
RPLS# 4148

CLIENT:
JIMMY WALKER

ADDRESS:
302 PIEDMONT STREET

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: CD	TECH: SF
DRAFTER: LG3	FINAL CHECK: EF
DATE: 9-4-19	
JOB# 9-76765-19	