

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	300.00	113.85	S17°09'48"E	113.17
C2	430.00	43.04	S50°13'02"W	43.02

LINE	BEARING	DISTANCE
L1	S47°21'00"W	7.46'

SCALE 1" = 20'

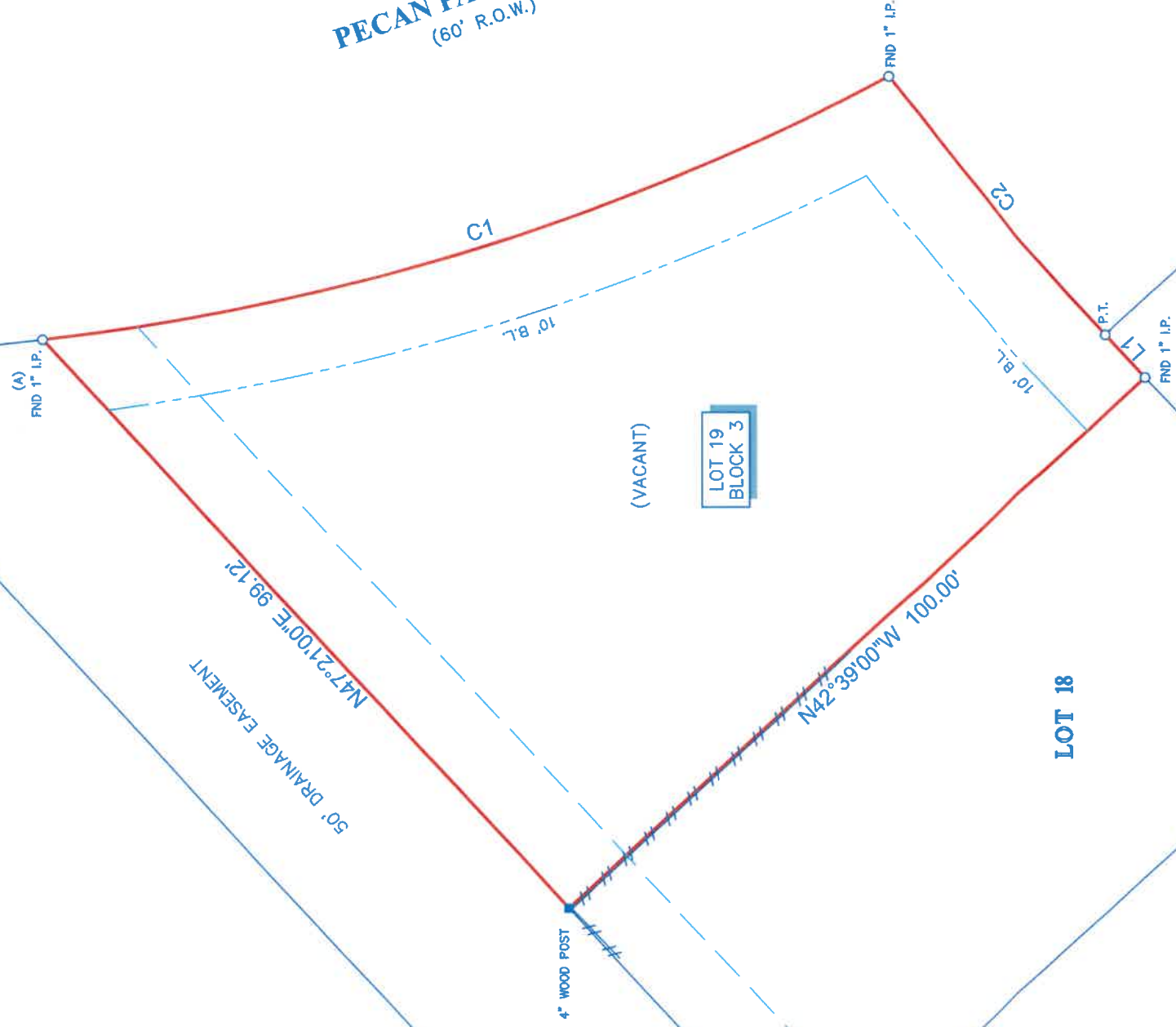


PECAN PARK DRIVE
(60' R.O.W.)

BRIDAL PATH
(60' R.O.W.)

LOT 15

LOT 18



LEGEND



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 08, 2021, UNDER G.F. NO. 3016921-02807.
- AGREEMENT WITH ELECTRIC SERVICE AS RECORDED IN VOL. 839, PG. 788.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE SIDES OF RESIDENTIAL DWELLINGS, AS RECORDED PER THE PLAT.

LEGAL DESCRIPTION: LOT 19, IN BLOCK 3, OF PECAN PARK, SECTION TWO, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT OF PECAN PARK, SECTION ONE AND TWO RECORDED IN VOLUME 21, PAGE 22 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

CLIENT: GRABA EQUITY CORP.

ADDRESS: BRIDAL PATH
TITLE COMPANY:



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 ON [DATE]. THIS SURVEY 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



Survey 1, Inc.
Fort Land Survey Company

G.F. # 3016921-02807
ISSUE DATE: JUNE 08, 2021
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FIELD CREW: CD	TECH: SF	DATE: 6-21-21
DRAFTER: AR	FINAL CHECK: EF	JOB# 6-98143-21