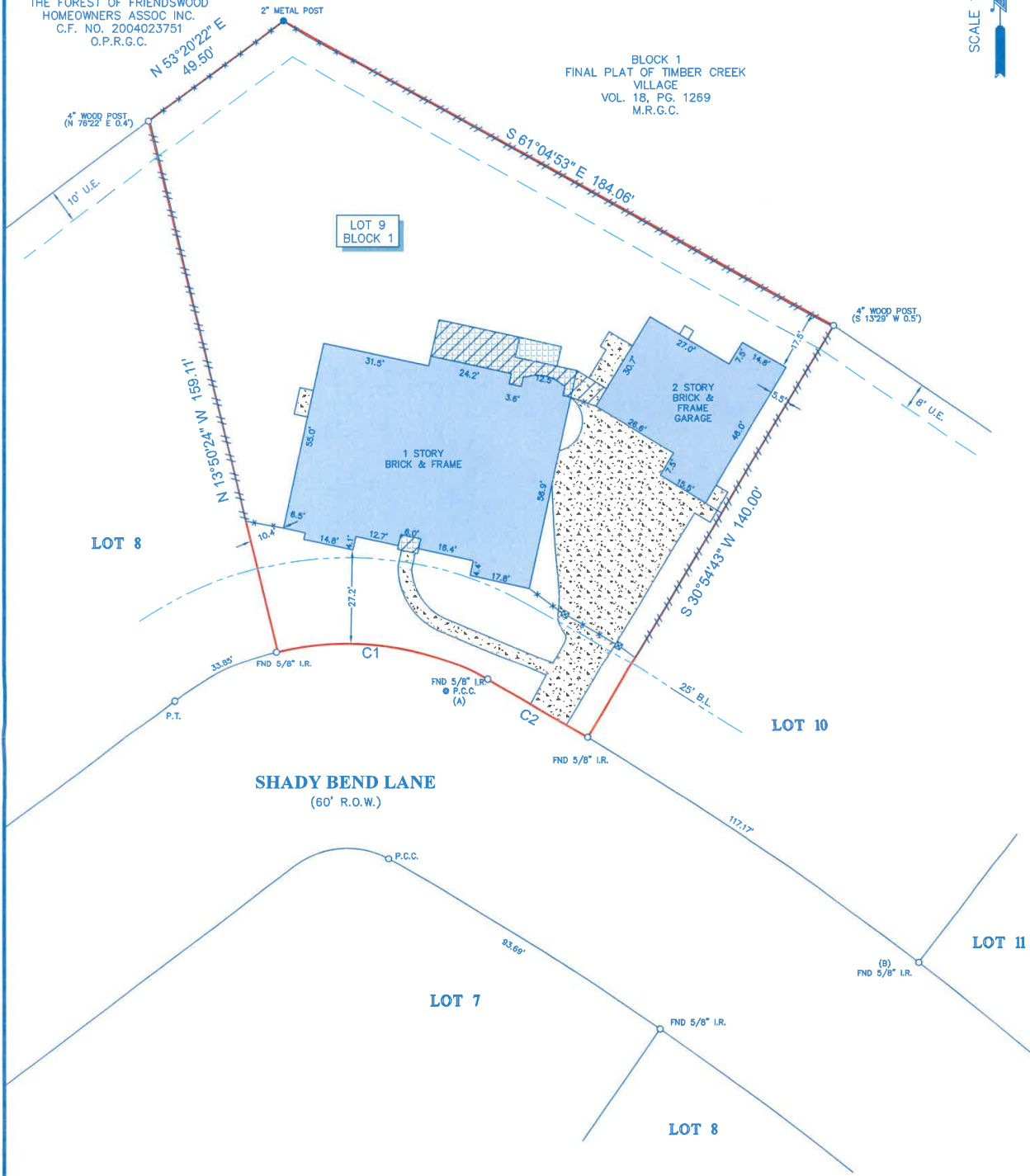


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	85.00'	63.54'	N 82°25'25" W	62.07'
C2	1010.00'	33.82'	N 60°02'51" W	33.82'

SCALE 1"=30'

THE FOREST OF FRIENDSWOOD
HOMEOWNERS ASSOC. INC.
C.F. NO. 2004023751
O.P.R.G.C.

BLOCK 1
FINAL PLAT OF TIMBER CREEK
VILLAGE
VOL. 18, PG. 1269
M.R.G.C.



SHADY BEND LANE
(60' R.O.W.)

LEGEND

B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
	BRICK COLUMN
	CONCRETE
	COVERED AREA
	TILE
	METAL FENCE
	WOOD FENCE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR 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 DEC. 15, 2020, UNDER G.F. NO. ATCH-23-ATC020100622AGH.
- ELECTRIC DISTRIBUTION LINE EASEMENT, AS RECORDED UNDER C.F. NO. 2000056840

LEGAL DESCRIPTION: LOT 9, IN BLOCK 1, OF FINAL PLAT THE FOREST, SECTION TWELVE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 1200 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

CLIENT: JULIE NISE AND JAMES NISE

ADDRESS: 904 SHADY BEND LANE



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 DEC. 22, 2020 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
RICHARD FUSSELL
PLS# 4148



TITLE COMPANY:
Alamo Title Company

G.F. #: ATCH-23-ATCH20100622AGH | ISSUE DATE: DEC. 15, 2020
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100756-00
P.O. Box 2543 | Alvin, TX 77612
(281)393-1382 | Fax(281)393-1383



FIELD CREW:	TECH:	DATE:
JF	EF	1-08-2021
DRAFTER:	FINAL CHECK:	JOB#
AR	EF	12-91881-20