TITLE COMPANY:

PatriotTitle

713-944-4100

G.F. #: 59-01947

ISSUE DATE: DECEMBER 3, 2020

SCALE 1"=20'

APPLE VALLEY ROAD

(60' R.O.W.)

(B) FND 1/2" I.R. — FND 1/2" I.R. — FND 1/2" I.R. — SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

S 80°02'00" E 40.00'

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

70.00' | 70.00' | 70.00'

LOT 290 / LOT 291 | LOT 291 / LOT 292 | LOT 292 / LOT 293

10' U.E.

20' B.L.

N 09°58'00" E 100.00'

S 12°19'37" E 108.08'

DEEP DALE LANE

(60' R.O.W.)

LOT 293

(VACANT)

LOT 294

LOT 441 / LOT 297 | LOT 297 / LOT 296

5'X20' A.E.

70.00' | 70.00'

5' U.E.

FND 1/2" I.R. (A)

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

FND 1/2" I.R. — FND 1/2" I.R.

N 80°02'00" W 81.00'

LOT 296

LOT 295

20' B.L.

10' U.E.

LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
FENCE
-00-00-00- CHAIN LINK

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 ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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 DECEMBER 3, 2020, UNDER G.F. NO. 59-01947.

LEGAL DESCRIPTION: LOT 294, QUAIL CREEK SECTION OF PANORAMA SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 329 OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

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 DECEMBER 15, 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
RPLS# 4148

CLIENT: LANDTRUST USA, INC.

ADDRESS: APPLE VALLEY DRIVE

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: LT	FINAL CHECK: EF
DATE: 12-17-20	
JOB# 12-91704-20	