

TITLE COMPANY:



SELECT TITLE

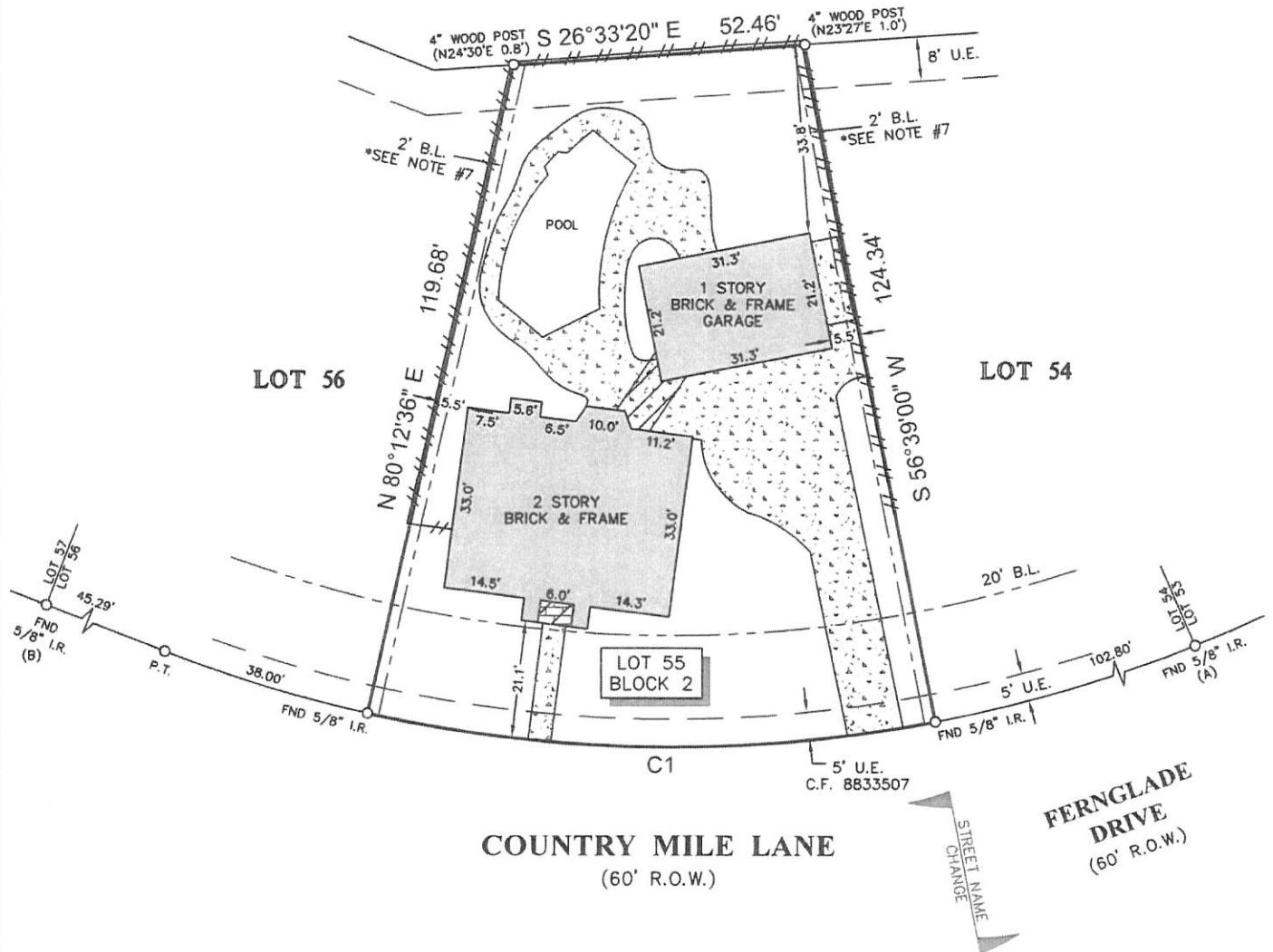
832-304-6404

G.F. #: 021908728

ISSUE DATE: MARCH 12, 2019

LOT 26, BLOCK 3 REPLAT OF
PECAN GROVE PLANTATION
SECTION 6
SL 502A, P.R.F.B.C.

SCALE 1"=30'



NOTES:

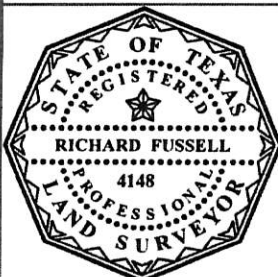
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED 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 MARCH 12, 2019, UNDER G.F. NO. 021908728.
7. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 10' TO ANY BUILDING LOCATED ON ANY ADJACENT LOT; PROVIDED IN NO EVENT SHALL ANY BUILDING BE CONSTRUCTED NEARER THAN 2' TO THE SIDE PROPERTY LINES. (PLAT NOTE #7).
8. AN AGREEMENT WITH H.L.&P. FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS RECORDED IN VOL. 1277, PG. 688, O.R.F.B.C. AND C.F. NOS. 8904786.

LEGEND

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

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	250.00'	102.80'	N 21°34'14" W	102.08'

LEGAL DESCRIPTION: LOT 55, IN BLOCK 2, OF PARTIAL REPLAT OF PECAN GROVE PLANTATION, SECTION 9, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NUMBER 937/B AND 938/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



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 APRIL 09, 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:
MATTHEW W. STAFF AND ANGELA R. STAFF

ADDRESS:
2102 COUNTY MILE LANE

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: RF	TECH: SF
DRAFTER: MC/AR	FINAL CHECK: EF
DATE: 04-11-19	
JOB# 4-71783-19	