TITLE COMPANY:

First American Title

G.F. #:	ISSUE DATE:
2630441-HO60	MAY 14, 2021

LOT 3
WINDING WOODLANDS SECTION TWO
VOL. 14, PG(S) 83-84
M.R.B.C.

LOT 2 | LOT 4

4" WOOD POST (S 15°07' E-0.6')

N 63°00'00" E 80.49'

FND 5/8" I.R.

5' U.E.

5'X20' A.E.

SCALE 1"=20'

LOT 2
BLOCK 7

54.7'

1 STORY
BRICK & FRAME

21.5'

47.2'

11.0'

5.5'

14.0'

2.1'

10.0'

3.0'

23.0'

23.6'

16.6'

20.5'

26.2'

40' B.L.

40.6'

LOT 3

N 27°00'00" W 150.00'

S 27°00'00" E 150.00'

LOT 1

LOT 4
LOT 3

80.49'

70.00'

25.00'

FND 5/8" I.R. (A)

FND 5/8" I.R.

S 63°00'00" W 80.49'

FND 5/8" I.R.

P.C.

FND 5/8" I.R. (B)

OAK MANOR DRIVE
(60' R.O.W.)

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, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
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 MAY 14, 2021, UNDER G.F. NO. 2630441-HO60.

LEGEND

CONCRETE
COVERED AREA
STONE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
BRICK WALL
FENCE: WOOD, CHAIN LINK

LEGAL DESCRIPTION: LOT 2, BLOCK 7, OAK MANOR ESTATES, SECTION NO. 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 7 OF THE MAP AND/OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
ROBERT J. CREEL
4140
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 MAY 20, 2021 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.

ROBERT J. CREEL
RPLS# 4140

CLIENT: LABOUBE AND JONES INVESTEMENTS LLC

ADDRESS: 308 OAK MANOR DRIVE

www.survey1inc.com
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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: JF	TECH: ET
DRAFTER: CB	FINAL CHECK: EF
DATE: MAY 20, 2021	
JOB#: 5-97032-21	