

CHRISTOPHER BRYAN
SURVEY
ABSTRACT 75

KING'S COLONY SUBDIVISION
CABINET C, SHEET 39
M.R.M.C.

LOT 98

BLOCK 4

LOT 97

LOT 96

SCALE 1"=30'

P.O.C.
NORTHWEST CORNER OF
CALLED 127.5864 ACRES
VOL. 672, PG. 789
D.R.M.C.

2" METAL POST
(N25°56'W-1.6')

S 88°39'57" E 150.00'

P.O.B. TRACT 1
P.O.B. TRACT 2

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

S 88°39'57" E 75.00'

FND 5/8" I.R.

S 88°39'57" E 730.98'

N 01°20'03" E 129.71'

LOT 365
RENE GARZA
C.F. NO. 2015013722
O.P.R.M.C.

LOT 364

LOT 363
TRACT 2
KENNETH WARE
C.F. NO. 2005068057
O.P.R.M.C.

0.4467 ACRES
(19,457 SQ.FT.)

(VACANT)

LOT 362

TRACT 1
KENNETH WARE
C.F. NO. 2005068057
O.P.R.M.C.

0.2233 ACRES
(9,728 SQ.FT.)

(VACANT)

LOT 361

LESTER WILLIAMS
C.F. NO. 2014010891
O.P.R.M.C.

N 01°20'03" E 129.71'

5' B.L.
(VOL. 919, PG. 17)

S 01°20'03" W 129.71'

5' B.L.
(VOL. 919, PG. 17)

S 01°20'03" W 129.71'

25' B.L.
(VOL. 919, PG. 17)

5'x20' A.E.
VOL. 919, PG. 17

10' U.E.
VOL. 919, PG. 17

300.00'

LOT 358
LOT 357

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

75.00'

75.00'

N 88°39'57" W 150.00'

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

N 88°39'57" W 75.00'

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

PEACH CREEK DRIVE
(50' R.O.W.)

LEGEND

FENCE	
—*—*—*	CHAIN LINK
—//—//—//	WOOD
▨	GRAVEL
▩	ADJOINING STRUCTURE
—OH—	OVERHEAD UTILITY LINES
⊖	POWER POLE
⊗	SERVICE POLE
⊙	SEPTIC LID

NOTES:

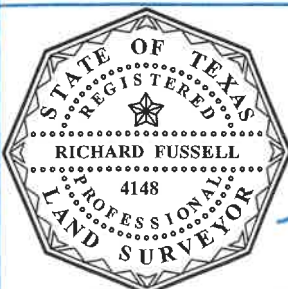
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO KENNETH WARE, RECORDED IN COUNTY CLERK'S FILE NO. 2005068057 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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 09-20-21, UNDER G.F. NO. 3016921-04584.

LEGAL DESCRIPTION:

TRACT 1: A TRACT OF LAND CONTAINING 0.2233 ACRES (9,728 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.4467 ACRES (19,457 SQUARE FEET) SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

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 SEPTEMBER 28, 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.



RICHARD FUSSELL
R.L.S. # 4148

CLIENT: GRABA		FIELD CREW: JO	TECH: RK
ADDRESS: PEACH CREEK DRIVE		DRAFTER: MC(V)/JB	FINAL CHECK: SF
www.survey1inc.com survey1@survey1inc.com		DATE: 10-08-21	JOB#: 9-102890-21
Survey 1, Inc. Your Land Survey Company		Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382	

TITLE COMPANY:



281-394-3122

G.F. #: 3016921-04584

ISSUE DATE:
9-20-21

