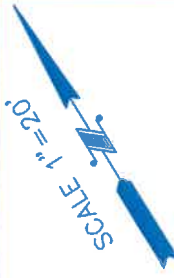




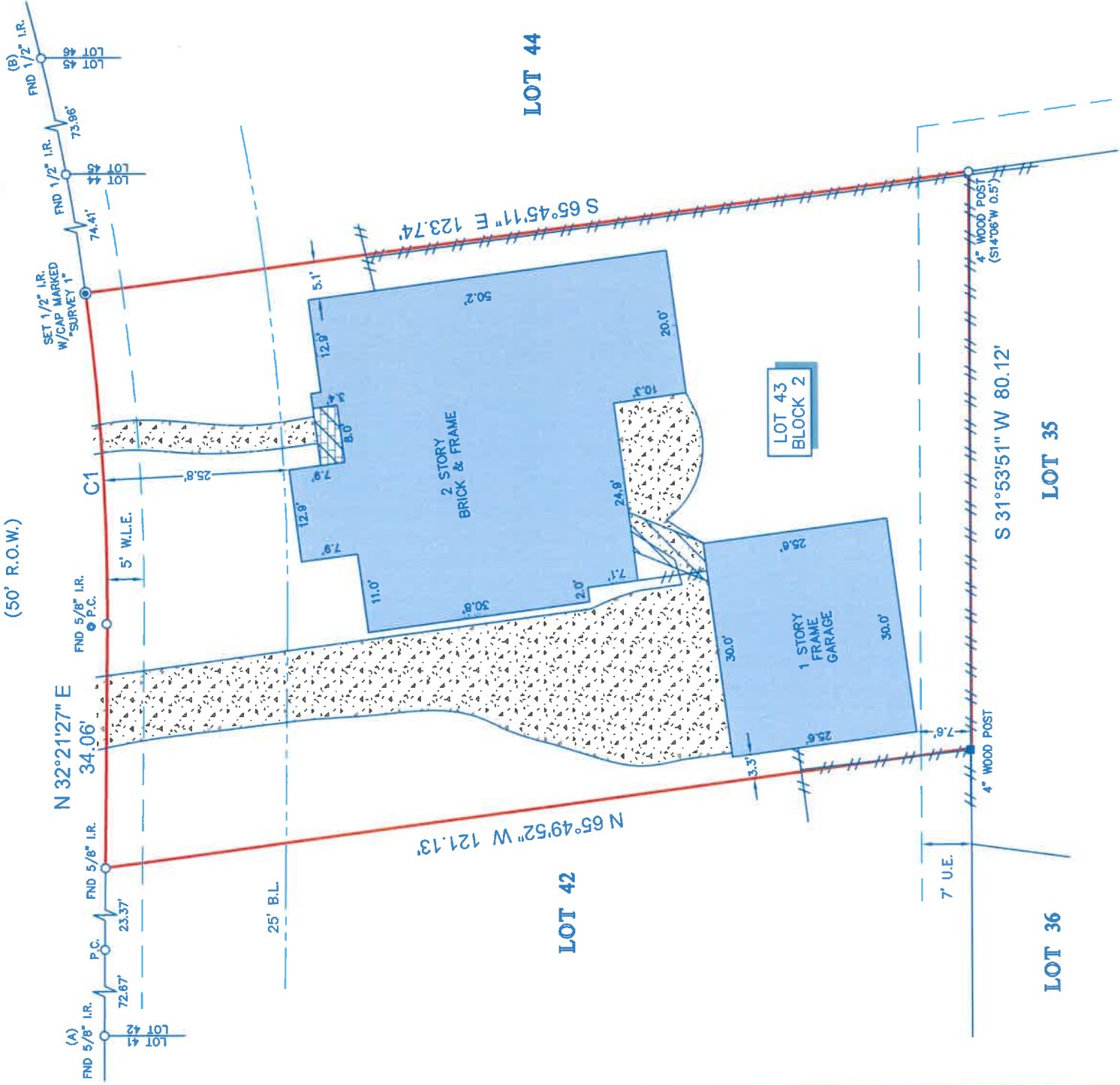
**LEGEND**

- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- CONCRETE
- COVERED AREA
- FENCE
- BRICK
- WOOD

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	46.01'	N 28°18'08" E	45.97'



**ARBOR BEND DRIVE**  
(50' 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. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
2. THIS SURVEY IS CERTIFIED TO ANNAMARIE BOLDUC FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS CERTIFIED TO ANNAMARIE BOLDUC 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.

LEGAL DESCRIPTION: LOT 43, IN BLOCK 2, OF CHAMPIONS ARBOR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 448016 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING MY SUPERVISION ON MAY 25, 2024 AND I CERTIFY THAT THE PLAT SUBSTANTIALLY COMPLES 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  
PROF. LAND SURV.  
NO. 4148

CLIENT: TBD

ADDRESS: 22 ARBOR BEND DRIVE

www.survey1inc.com  
survey1@survey1inc.com



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

FIELD CREW:	TECH:
NG	EF
DRAFTER:	FINAL CHECK:
LT	SB
DATE:	JOB#
5-30-21	5-97223-21