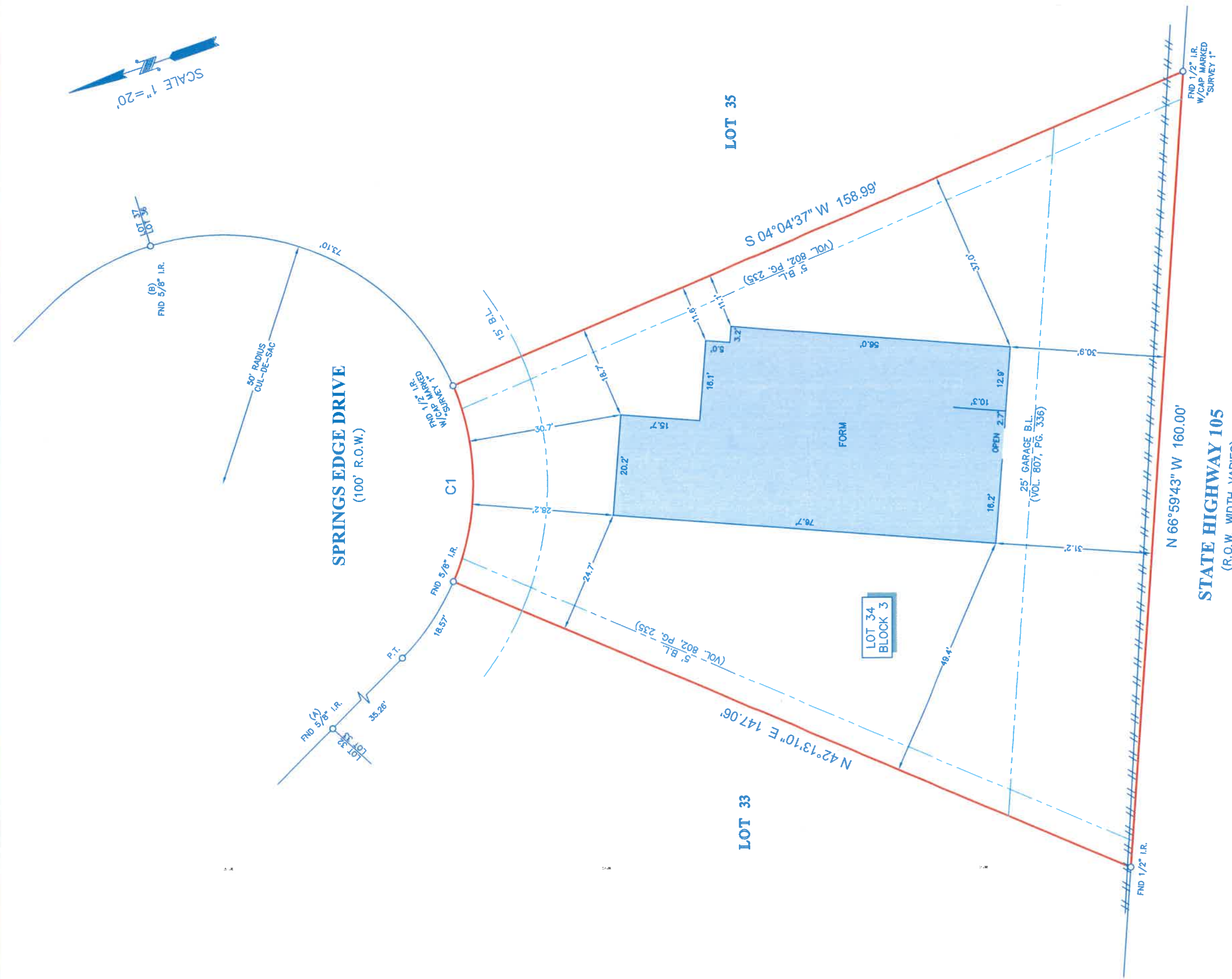




SPRINGS EDGE DRIVE
(100' R.O.W.)



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	40.40'	S 70°55'11" E	39.31'

LEGEND

- BL. = BUILDING LINE
- FENCE
- WOOD

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL ENCUMBRANCES AND BURDENING CONDITIONS AFFECTING THE PROPERTY ARE SHOWN ON THIS PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO UNRECORDED EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 11, 2021, UNDER G.F. NO. 032117801.

LEGAL DESCRIPTION: LOT 34, IN BLOCK 3, OF APRIL SOUND, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FORMERLY RECORDED IN VOLUME 10, PAGE 72, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, BUT NOW OF RECORD IN PLAT CABINET A, SHEET 88, OF THE MAP RECORDS.

CLIENT: BERTHA D ZAVALA

ADDRESS: 163 SPRINGS EDGE DRIVE



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 NOVEMBER 9, 2021, AND THAT THIS PLAT SUBSTANTIALLY COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
No. 4148



SELECT TITLE
where People come first

Survey 1, Inc.
Real Land Survey Company

G.F. #	032117801	ISSUE DATE:	MAY 11, 2021
www.survey1inc.com	www.survey1inc.com	FIELD CREW:	MA
survey1@survey1inc.com	survey1@survey1inc.com	MW	MA
Firm Registration No. 100759-00	P.O. Box 2543 Alvin, TX 77512	DRAFTER:	MA
(281)393-1382 Fax(281)393-1383		FINAL CHECK:	EF
		TECH:	MA
		DATE:	NOV. 12, 2021
		JOB#	11-104557-21