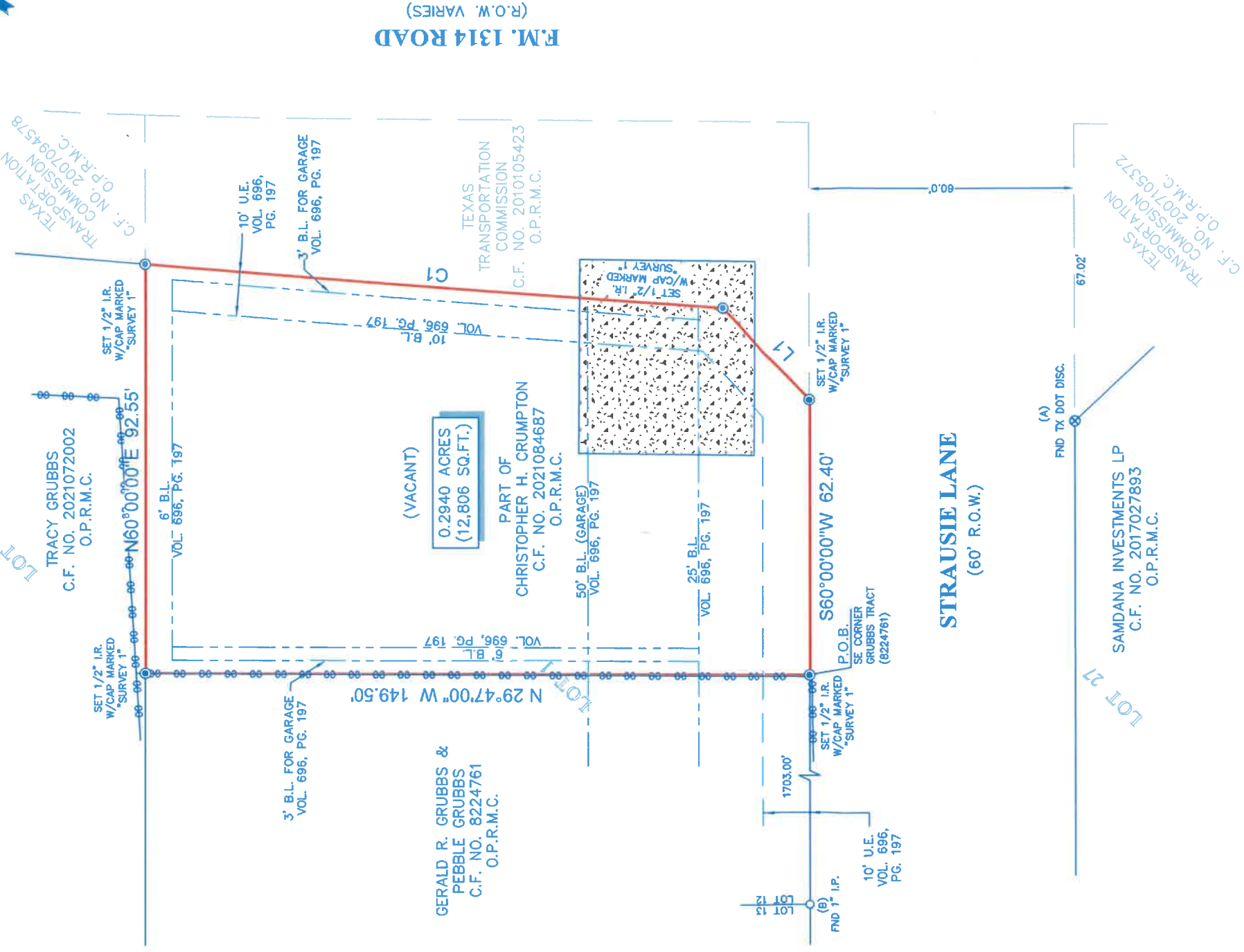


RG HAMLET  
SURVEY 258  
ABSTRACT 258

ALLENDALE  
SUBDIVISION 1  
VOL. 5, PG. 547  
M.R.M.C.

SCALE 1"=30'

LOT 2



F.M. 1314 ROAD  
(R.O.W. VARIES)

STRAUSIE LANE  
(60' R.O.W.)

CURVE	BEARING	DISTANCE
L1	S 16°44'36" W	28.34'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8674.36'	130.47'	S 25°34'18" E	130.47'

**LEGEND**

- CONCRETE
- FENCE
- CHAIN LINK
- BUILDING LINE
- UTILITY EASEMENT

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CHRISTOPHER H. CRUMPTON RECORDED IN COUNTY CLERK'S FILE NO. 210108487 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - 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.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 23, 2021 UNDER G.F. NO. 21013137.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2940 ACRES (12,806 SQUARE FEET) SITUATED IN THE RG HAMLET SURVEY, ABSTRACT 258, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 1, OF ALLENDALE SUBDIVISION, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 547 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAVE AND EXCEPT THAT CERTAIN 0.1374 ACRES AS RECORDED UNDER CLERK FILE NO. 2010105423 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: ANIBAL HERNANDEZ AND MICHAEL HERNANDEZ  
ADDRESS: FM 1314 ROAD



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 29, 2021 AND THAT THIS PLAT SUBSTANTIALLY ACCURATELY REPRESENTS THE TRUE AND CORRECT POSITION AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



TITLE COMPANY:	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. #:	21013137
ISSUE DATE:	NOVEMBER 23, 2021
FIELD CREW:	CD
TECH:	SF
DATE:	DEC. 1, 2021
JOB #:	11-105174-21
FINAL CHECK:	SF
DRAFTER:	RM

**Survey 1, Inc.**  
Your Land Survey Company

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Firm Registration No. 100759-00  
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