LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT

POWER POLE

FENCE
WOOD
WIRE

SCALE 1"=30'

J.J. FOSTER SURVEY ABSTRACT 204

HOLLY DRIVE
(60' R.O.W.)

P.O.C.
SE CORNER OF LOT 151
HIDDEN FOREST ESTATES
SECTION 1
VOL. 632, PG. 472
O.P.R.M.C.

P.O.B.
FND 1/2" I.R.

4" WOOD POST
(N40°04'E-0.5')

SOUTH 70.00'

NORTH 280.00' (B)
FND 1/2" I.R.

210.00'

70.00'

LOT 152
LOT 151

10' U.E.
VOL. 632, PG. 472

25' B.L.
VOL. 632, PG. 472

5' U.E.
VOL. 632, PG. 472

5' U.E.
VOL. 632, PG. 472

EAST 140.00'

5' B.L.
VOL. 632, PG. 472

(VACANT)

5' B.L.
VOL. 632, PG. 472

WEST 140.00'

140.00'

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

LOT 156
CHRISTOPHER B. APPLEGATE
& APRIL D. APPLEGATE
C.F. NO. 2012006894
O.P.R.M.C.

LOT 155
ALLEN LEBOUF
C.F. NO. 2016051558
O.P.R.M.C.

0.2250 ACRES
(9,800 SQ.FT.)

LOT 154
MARCOS BONILLA LEZAMA
C.F. NO. 2016032182
O.P.R.M.C.

HIDDEN FOREST ESTATES
SECTION 1
VOL. 632, PG. 472,
O.P.R.M.C.

5' B.L.
VOL. 632, PG. 472

5' U.E.
VOL. 632, PG. 472

FND 1/2" I.R.

NORTH 70.00'

2" METAL POST
(S07°19'W-2.3')

LOT 151
LOT 150

LOT 145
ALLEN LEBOUF
C.F. NO. 2016051558
O.P.R.M.C.

LOT 146
ALLEN LEBOUF
C.F. NO. 2016051558
O.P.R.M.C.

LOT 147
BRIAN E. SMITH
C.F. NO. 2012082119
O.P.R.M.C.

140.00'

LOT 146
LOT 147

280.00'

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

OAK 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. 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.
3. THIS SURVEY IS CERTIFIED TO BEARD & LANE ATTORNEYS AT LAW AFOR 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: A TRACT OF LAND CONTAINING 0.2250 ACRES (9,800 SQUARE FEET) SITUATED IN THE J.J. FOSTER SURVEY, ABSTRACT 204, MONTGOMERY COUNTY, TEXAS, BEING COMMONLY KNOWN AS LOT 155 OF HIDDEN FOREST ESTATES, SECTION 1, AS RECORDED IN VOLUME 632, PAGE 472 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
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 SEPTEMBER 29, 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
RPLS# 4148

CLIENT: TBD

ADDRESS: HOLLY DRIVE

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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: MW	TECH: DC
DRAFTER: MC(V) / MC	FINAL CHECK: SF
DATE: OCT. 8, 2021	
JOB# 9-102953-21	