

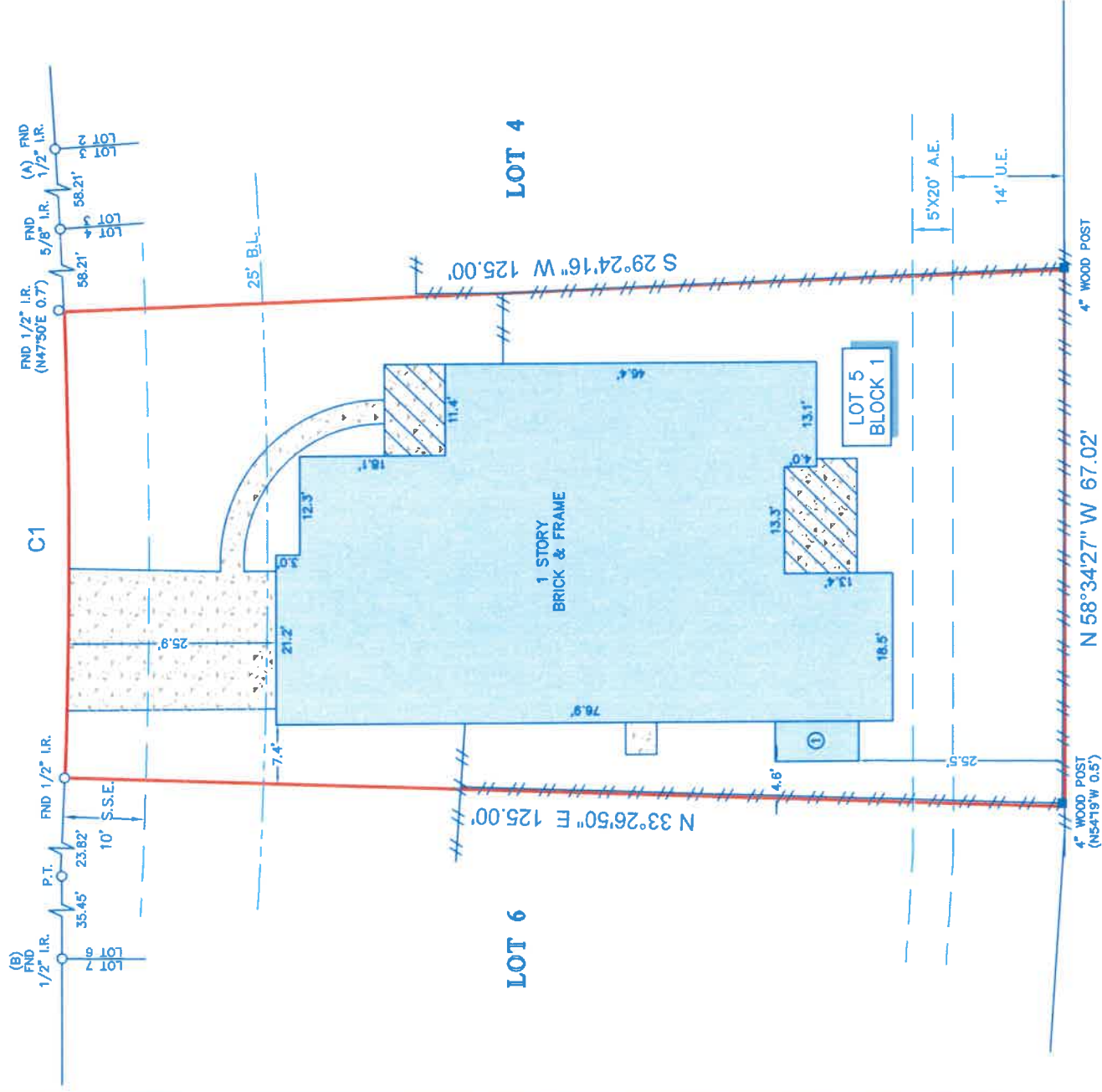


**LEGEND**

- ① = 10'X5' FRAME SHED ON BLOCKS
- COVERED AREA
- FENCE
- WOOD
- CONCRETE
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- A.E. - AERIAL EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT



**SPEAR VALLEY LANE**  
(60' R.O.W.)



RESTRICTED RESERVE "A"  
LANDSCAPE/COMPENSATING OPEN SPACE  
0.459 ACRE / 19,994 SQ. FT.

**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.
3. THIS SURVEY IS CERTIFIED TO GREGG LAUHLIN 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.

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	825.00'	58.21'	58.21'	S 58°34'27" E	58.20'

LEGAL DESCRIPTION: LOT 5, IN BLOCK 1, OF VALLEY RANCH, SECTION 4, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEETS 650-651 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYOR'S 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 MAY 15, 2020 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 ENCUMBRANCES OR ENCROUSURES EXCEPT AS SHOWN.

*Richard Fussell*  
RICHARD FUSSELL  
R.L.S. 4148

CLIENT: TBD  
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**Survey 1, Inc.**  
Your Land Survey Company

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FIELD CREW:	TECH:
BM	ET
DRAFTER:	FINAL CHECK:
CV	EF
DATE:	
	5-19-20
JOB#	
	5-83835-20