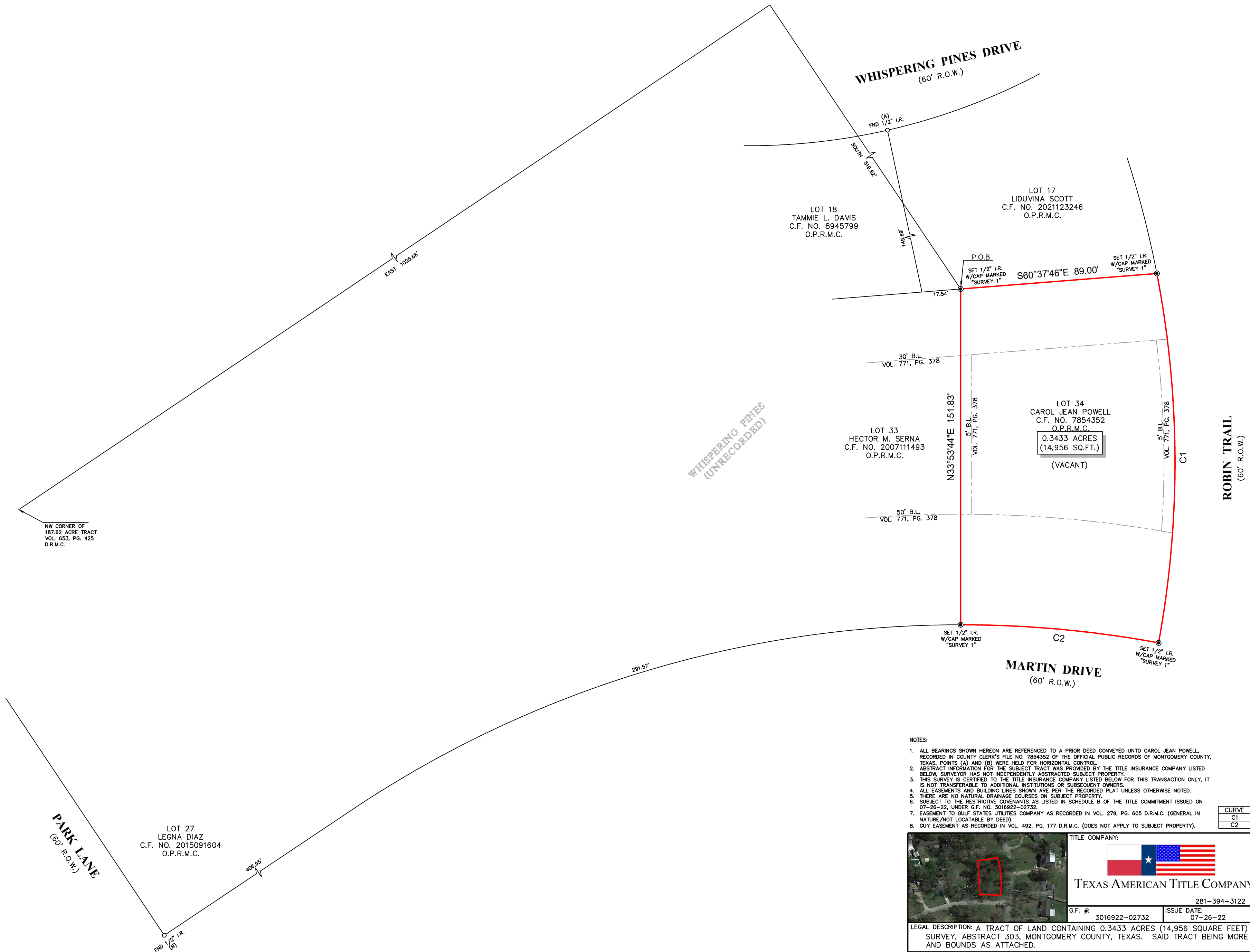
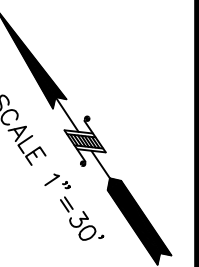


WILLIAM KIBBE
SURVEY
ABSTRACT 303



WHISPERING PINES
(UNRECORDED)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CAROL JEAN POWELL, RECORDED IN COUNTY CLERK'S FILE NO. 7854352 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 07-26-22, UNDER G.F. NO. 3016922-02732.
7. EASEMENT TO GULF STATES UTILITIES COMPANY AS RECORDED IN VOL. 279, PG. 605 D.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).
8. GUY EASEMENT AS RECORDED IN VOL. 492, PG. 177 D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGEND

B.L. = BUILDING LINE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	450.00'	168.00'	S33°37'40"W	167.02'
C2	494.66'	90.00'	N50°53'32"W	89.87'

TEXAS AMERICAN TITLE COMPANY
281-394-3122

G.F. #: 3016922-02732 ISSUE DATE: 07-26-22

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3433 ACRES (14,956 SQUARE FEET) SITUATED IN THE WILLIAM KIBBE SURVEY, ABSTRACT 303, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

RICHARD FUSSELL
PROFESSIONAL LAND SURVEYOR
RPLS# 4148

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 AUGUST 03, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT:
FAIR LAND BUYERS
ADDRESS:
MARTIN DRIVE

FIELD CREW: CM TECH: SF
DRAFTER: JB FINAL CHECK: EF
DATE: 08-09-22
JOB#: 8-115113-22

Survey 1, Inc.
Your Land Survey Company

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