

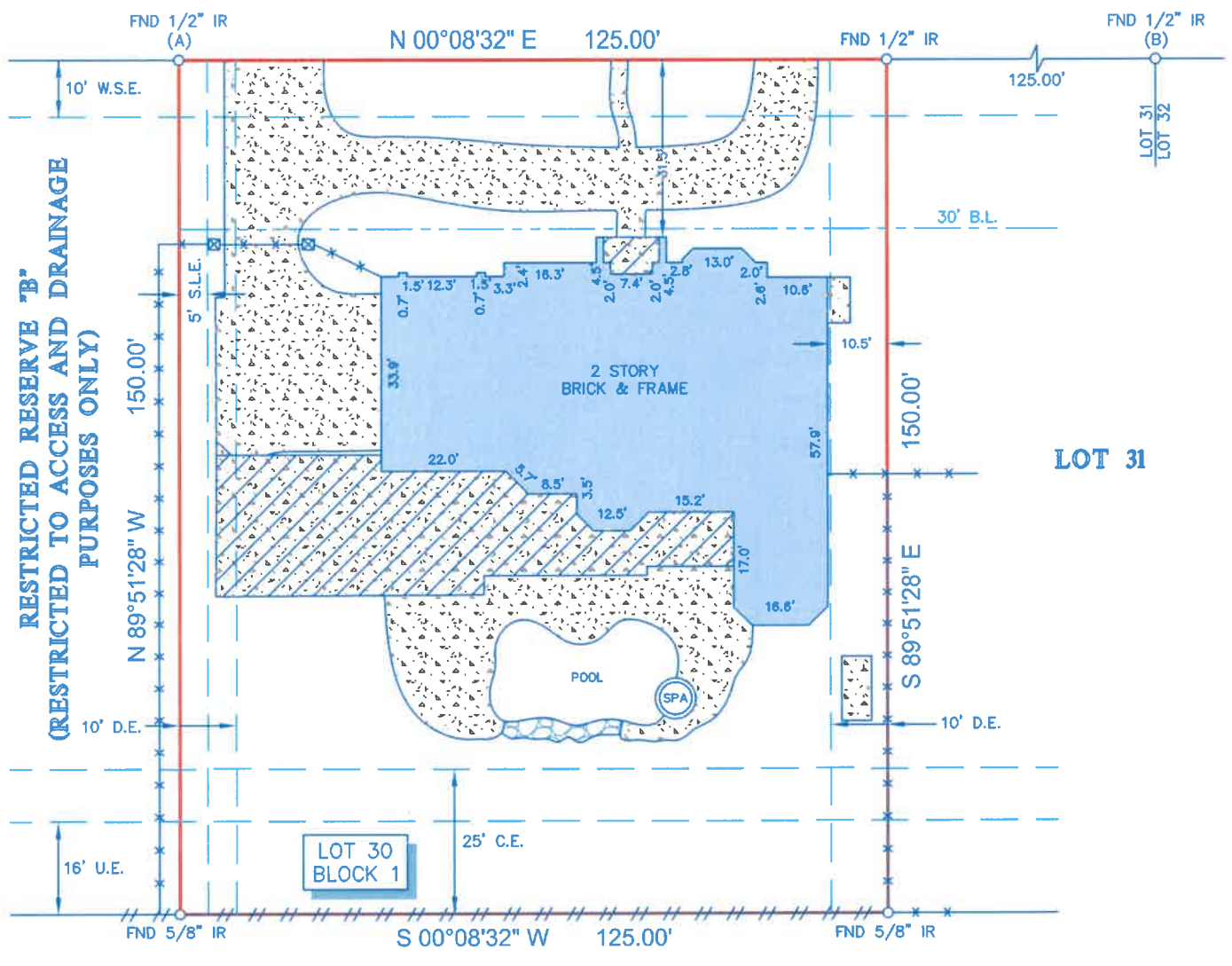


TITLE COMPANY:
Allegiance
 TITLE COMPANY
 713-993-9355
 G.F. #: 201109607-ALGA ISSUE DATE: JAN. 08, 2021



LINDHAVEN DRIVE
 (60' R.O.W.) (PRIVATE STREET)

SCALE 1"=30'



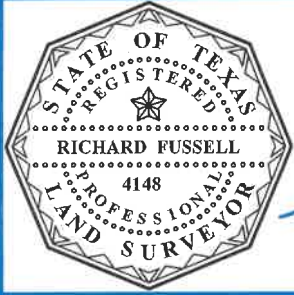
LEGEND

BRICK COLUMN	FENCE
CONCRETE	VINYL
METAL	COVERED AREA
B.L. = BUILDING LINE	ROCK
U.E. = UTILITY EASEMENT	
D.E. = DRAINAGE EASEMENT	
C.E. = CONSERVATION EASEMENT	
W.S.E. = WATER & SEWER EASEMENT	
S.L.E. = STREET LIGHT EASEMENT	

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- 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 JAN. 08, 2021, UNDER G.F. NO. 20109607-ALGA.
- EASEMENTS FOR MINOR ENCROACHMENTS CREATED BY CONSTRUCTION, SETTLING AND OVERHANG OF IMPROVEMENTS AS RECORDED IN C.F. NO. 98047501.
- RIGHT-OF-WAY WITH BRAZORIA COUNTY AS RECORDED IN VOL. 843, PG. 969.
- AN EASEMENT 2 FEET IN WIDTH CENTERED ON THE UNDERGROUND WIRE OR CABLE FOR AUDIO-VISUAL COMMUNICATION SERVICES AND FACILITIES EXTENDING FROM UTILITY EASEMENT AT REAR OF LOT TO POINT OF SERVICE AT THE RESIDENTIAL STRUCTURE AS RECORDED IN C.F. NO. 98047501.

LEGAL DESCRIPTION: LOT 30, IN BLOCK 1, OF REPLAT OF FINAL PLAT OF AUDUBON PLACE, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGES 195-196 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.



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 JAN. 11, 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
 RICHARD FUSSELL
 R.P.L.S. # 4148

CLIENT:
 CARROLL G. WILLBANKS AND DAYNA A. WILLBANKS

ADDRESS:
 3503 LINDHAVEN DRIVE
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 survey1@survey1inc.com

Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: RK
DRAFTER: AR	FINAL CHECK: EF
DATE: 1-14-21	
JOB# 1-92313-21	