

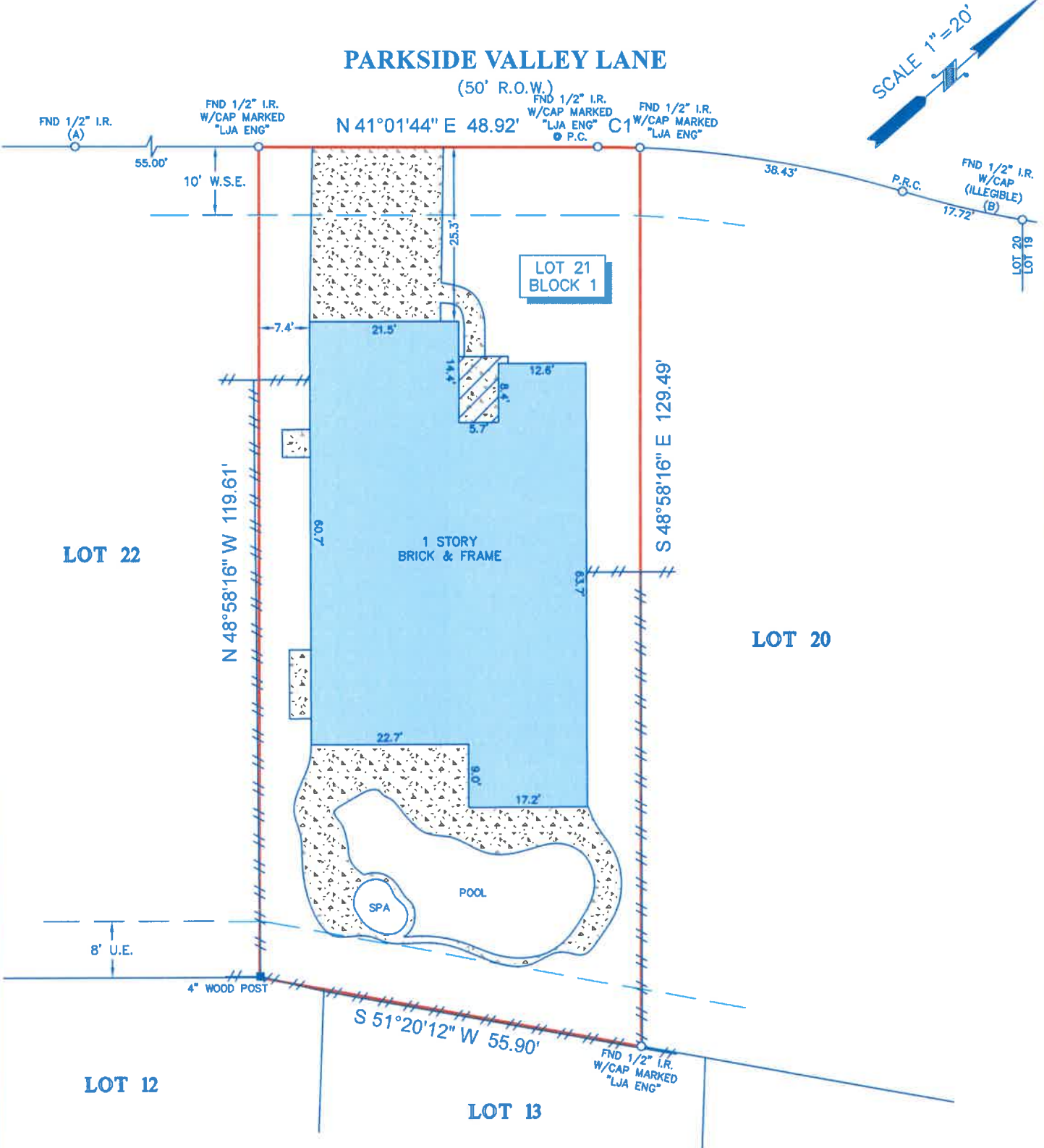


TITLE COMPANY:



BLUEPRINT TITLE

G.F. #: 2023-1196-TX ISSUE DATE: FEBRUARY 1, 2023



NOTES:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00'	6.08'	N 42°11'25" E	6.08'

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, 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 FEBRUARY 1, 2023, UNDER G.F. NO. 2023-1196-TX.
- UTILITY EASEMENT AS SET FORTH IN C.F. NO. 1999038232.
- H.L.&P. CO. EASEMENT AS SET FORTH IN 199904430.
- UTILITY CONVEYANCE AND SECURITY AGREEMENT AS SET FORTH IN C.F. NO. 2009053004.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	U.E. = UTILITY EASEMENT		W.S.E. = WATER/SEWER EASEMENT

LEGAL DESCRIPTION: LOT 21, BLOCK 1, OF PROVINCE VILLAGE RESIDENTIAL TRACT B, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2015024334, OF THE OFFICIAL PUBLIC 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 FEBRUARY 17, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLES 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
REL# 4148

CLIENT: UPEQUITY SPVI LLC

ADDRESS: 2709 PARKSIDE VALLEY LANE

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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: WT	TECH: ET
DRAFTER: MH	FINAL CHECK: EF
DATE: FEB. 20, 2023	
JOB#: 2-120803-23	