TITLE COMPANY:

INDEPENDENCE TITLE COMPANY

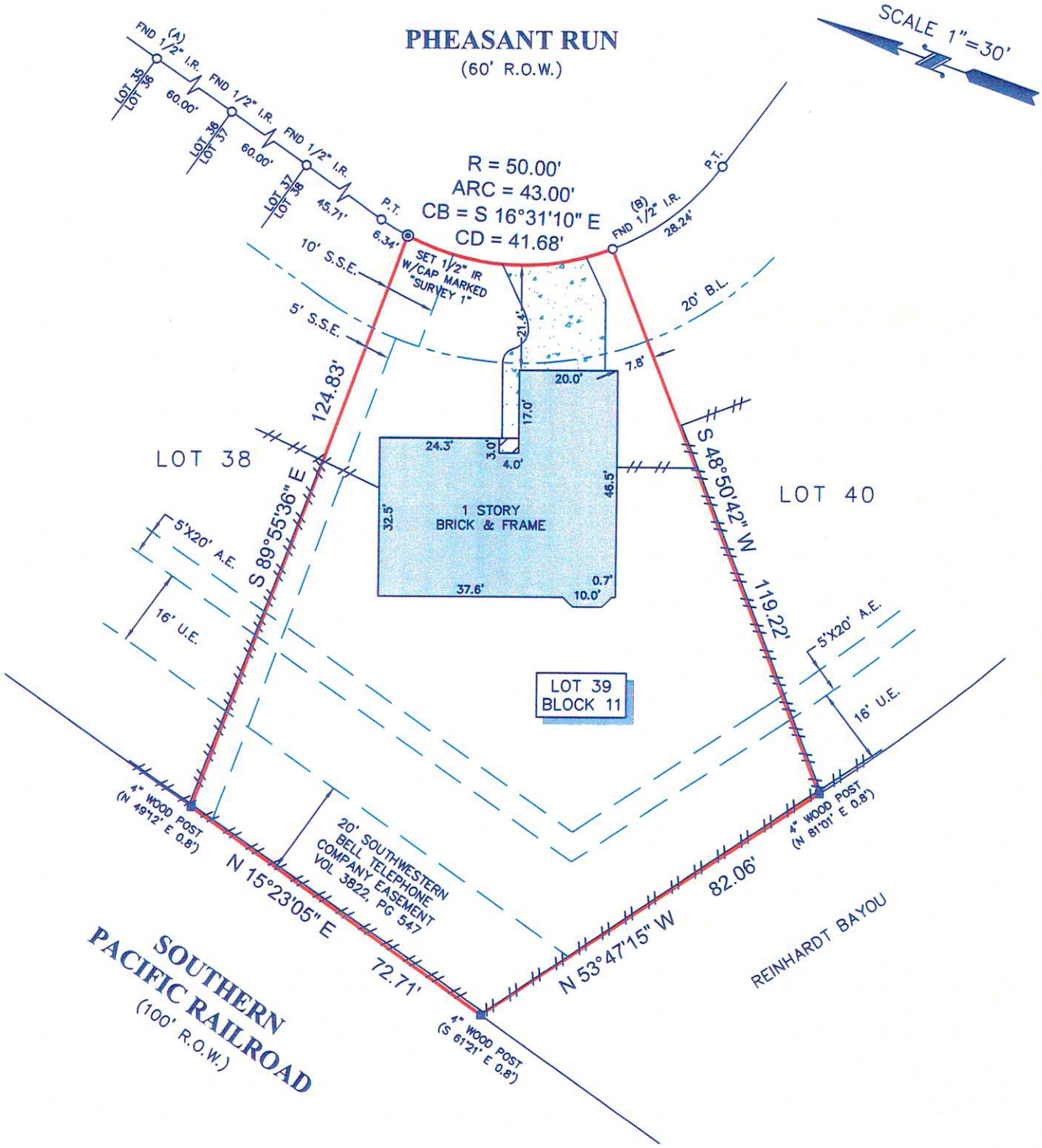
JEANNE LEACH 832-200-5666

G.F. #:	ISSUE DATE:
1801054-LHHF	JANUARY 22, 2018

PHEASANT RUN

(60' R.O.W.)

SCALE 1"=30'



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. 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.
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 JANUARY 22, 2018, UNDER G.F. NO. 181054-LHHF.
7. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE AS RECORDED IN CLERK'S FILE NO. G129786.
8. AERIAL EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO H.L.&P. AS RECORDED IN CLERK'S FILE NO. G172423.

LEGEND

CONCRETE	FENCE — WOOD
COVERED AREA	B.L. = BUILDING LINE U.E. = UTILITY EASEMENT A.E. = AERIAL EASEMENT S.S.E. = SANITARY SEWER EASEMENT

LEGAL DESCRIPTION: LOT 39, IN BLOCK 11, OF TIMBERWOOD, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 286, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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 FEBRUARY 2, 2018 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: JOHNITA M. JOHNSON

ADDRESS: 3022 PHEASANT RUN

www.survey1inc.com
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: JO	TECH: EF
DRAFTER: LG3	FINAL CHECK: SF
DATE: 2-6-18	
JOB# 2-60580-18	