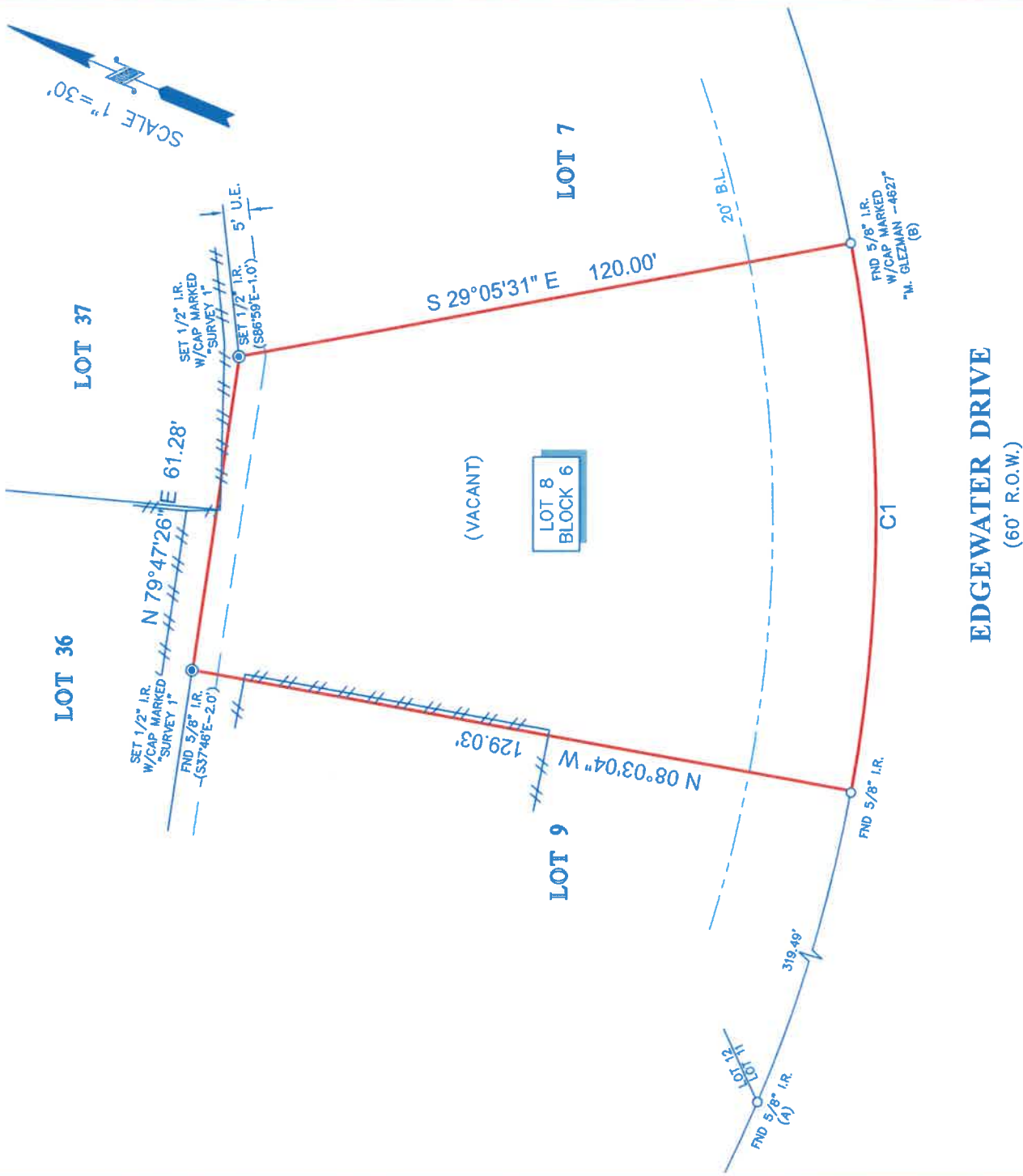




**LEGEND**

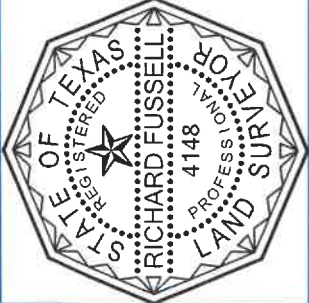
- FENCE
- //--- WOOD
- BUILDING LINE
- UTILITY EASEMENT



**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, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO HEDI GERSTACKER 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.

**LEGAL DESCRIPTION:** LOT 8, IN BLOCK 6, OF SEVEN COVES, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 40 OF THE MAP RECORDS OF MONTGOMERY 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 OCTOBER 16, 2023 AND THAT THE SUBSTANTIALLY CORRECT INFORMATION HEREON WAS OBTAINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

*Richard Fussell*  
 RICHARD FUSSELL  
 RPLS# 4148

**CLIENT:** TBD

**ADDRESS:** 7171 EDGEWATER DRIVE

www.survey1inc.com  
 survey1@survey1inc.com

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FIELD CREW:	TECH:	WS
CM	DRAFTER:	MC
MC	FINAL CHECK:	EF
DATE:	OCT. 17, 2023	
JOB#	10-128701-23	