



TITLE COMPANY:



281-479-1913
ISSUE DATE: APRIL 6, 2023

G.F. #: FX2301276



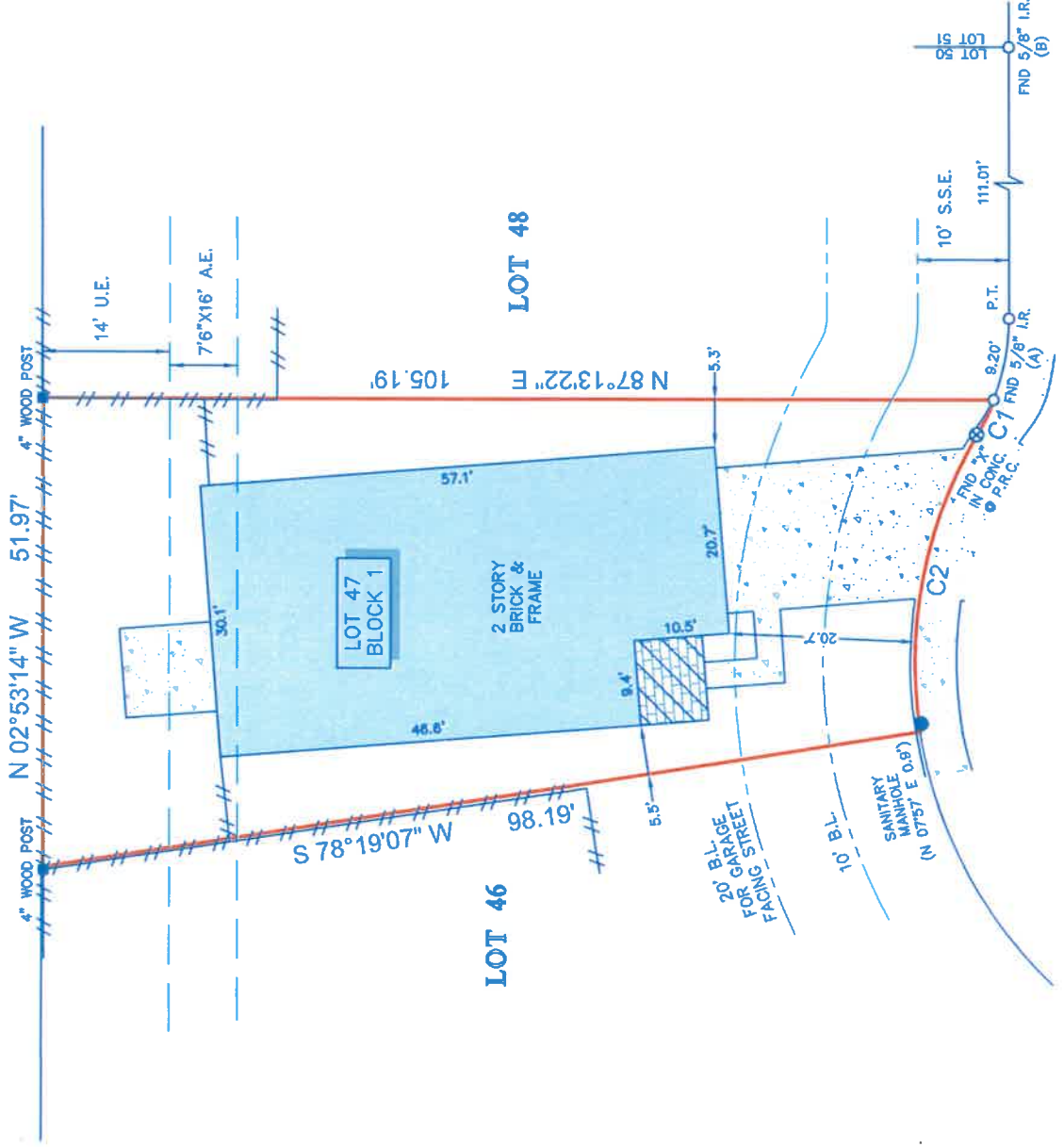
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	4.09'	S 22°59'54" W	4.09'
C2	50.00'	34.36'	S 08°00'17" W	33.66'

SCALE 1" = 20'



BLACKHAWK RIDGE LANE

(R.O.W. VARIES)
(F.C. NO. 613014, M.R.H.C.)



FUQUA OAKS LANE
(50' R.O.W.)

NOTES:

- 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 APRIL 6, 2023, UNDER G.F. NO. FX2301276.
- AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED IN CLERK'S FILE NO. 20110289701.
- GROUND AND AERIAL EASEMENTS FOR GRANTEE'S ELECTRIC DISTRIBUTION SYSTEM GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED IN CLERK'S FILE NO. 2051045, (DOES NOT APPLY TO THIS PROPERTY)
- GROUND AND AERIAL EASEMENTS GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED IN CLERK'S FILE NO. 20060231775 AND 20060231774. (DOES NOT APPLY TO THIS PROPERTY)

LEGEND

	CONCRETE		FENCE
	COVERED AREA		BUILDING LINE
	BRICK		UTILITY EASEMENT
			AERIAL EASEMENT
			SANITARY SEWER EASEMENT
			WOOD



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 COMPLETION OF WHICH THE INSTRUMENT WAS PREPARED 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: NORDIN HOMES

ADDRESS: 10726 FUQUA OAKS 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)393-1362

FIELD CREW: JJ WS

DRAFTER: LG3 EF

DATE: 4-24-23

JOB# 4-122802-23

LEGAL DESCRIPTION: LOT 47, IN BLOCK 1, OF CLEARWOOD CROSSING SOUTH, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 636144, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.