CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	390.00'	112.11'	S 23°10'00" E	111.73'

SCALE 1"=40'

SERPENTEER DRIVE
(60' R.O.W.)

(A) FND 5/8" I.R.

S 14°55'51" E 149.42'

FND 5/8" I.R. FND 5/8" I.R.

C1

FND 5/8" I.R.

36.54'

(B) FND 5/8" I.R. ⊙ P.T.

16' U.E. & D.E.

24.42'

110.6'

100' B.L.
99077244

54.2'

17.0' 8.0' 8.7' 5.0' 10.5' 13.7' 6.2' 15.4' 24.3' 30.0' 4.0' 18.6' 4.0' 24.5' 57.3'

3 STORY FRAME

LOTS 6 & 7
BLOCK 1

S 75°04'09" W 323.07'

N 75°04'09" E 384.61'

15' B.L.
99077244

15' B.L.
99077244

LOT 5

LOT 6

LOT 7

LOT 8

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

N 35°01'20" W 76.70'

54.89'

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

139.92'

N 30°10'02" W 194.81'

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

LINETT M. WILDERSON
C.F. NO. 2011009153
O.P.R.M.C.

LEGEND

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (S) SEPTIC LID
- CONCRETE
- COVERED AREA

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 BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 FEBRUARY 17, 2017, UNDER G.F. NO. 16-3837-JC.

LEGAL DESCRIPTION: LOTS 6 AND 7, IN BLOCK 1, OF RIVERWALK, SECTION 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M, SHEET 164 OF THE MAP AND/OR RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: CANDA RANI VINSON

ADDRESS: 19227 SERPENTEER DRIVE

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 AUGUST 13, 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
RPLS# 4148

TITLE COMPANY:
Declaration Title
713-961-2711

G.F. #: 16-3837-JC

ISSUE DATE: FEBRUARY 17, 2017

Survey 1, Inc.
Your Land Survey Company

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survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW:	TECH:	DATE:
LG	MA	8-16-21
DRAFTER:	FINAL CHECK:	JOB#
LT	EF	8-101031-21