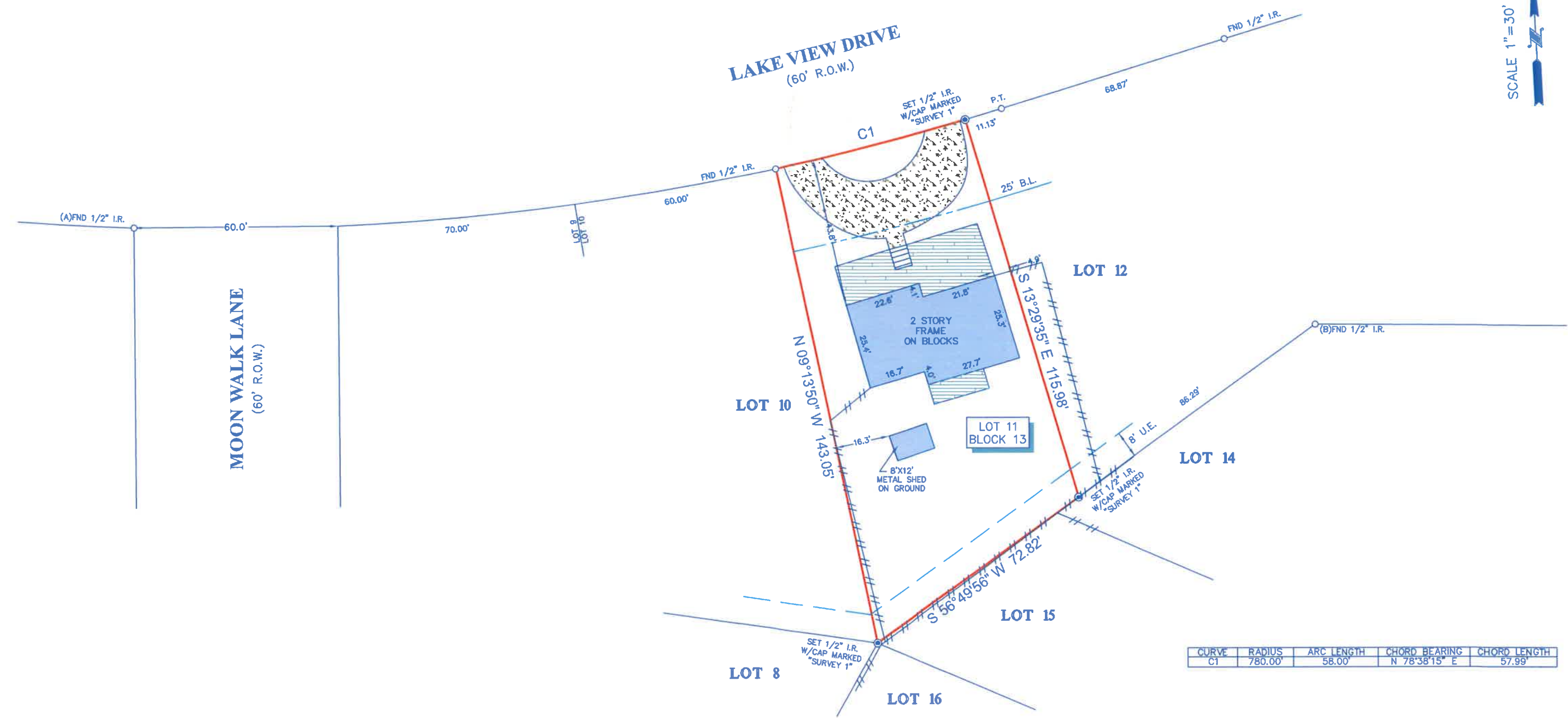


SCALE 1" = 30'



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	780.00'	58.00'	N 78°38'15" E	57.99'

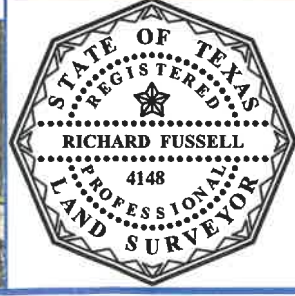
- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO ONE NATION TITLE 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 11, IN BLOCK 13, OF CAPE CONROE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET A, PAGE 77 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	STEPS		B.L. = BUILDING LINE
	WOOD DECK		U.E. = UTILITY EASEMENT



SURVEYOR'S 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 NOVEMBER 19, 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
 RICHARD FUSSELL
 RPLS# 4148

CLIENT: TBD

ADDRESS: 807 LAKE VIEW DRIVE

www.survey1inc.com
 survey1@survey1inc.com

FIELD CREW: CD	TECH: ARH
DRAFTER: RM	FINAL CHECK: EF
DATE: NOV. 18, 2021	
JOB#: 11-105006-21	

Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382