

TITLE COMPANY:



Capital Title
A Shaddock Company

281-574-5539

G.F. # 22-711874-KT

ISSUE DATE: NOVEMBER 14, 2022



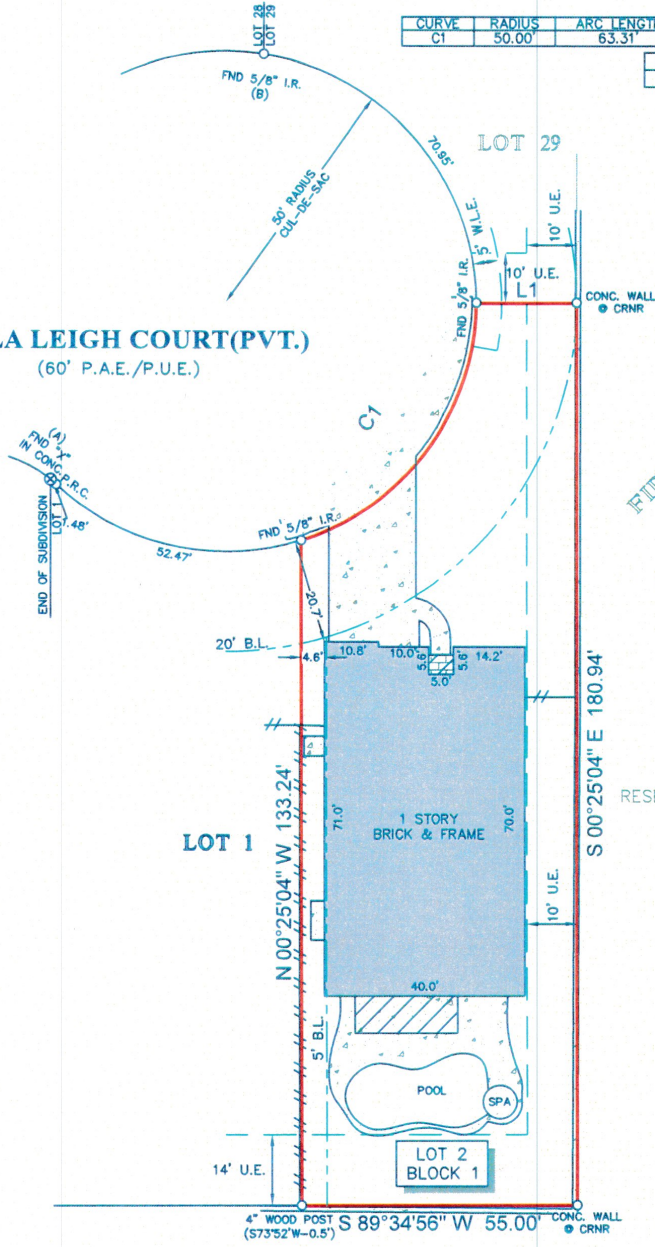
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	63.31'	N 35°51'17" E	59.16'

LINE	BEARING	DISTANCE
L1	N 89°34'56" E	20.00'

SCALE 1" = 30'

BELLA LEIGH COURT (PVT.)
(60' P.A.E./P.U.E.)

FIRETHORNE
WEST
SECTION 16
PLAT NO. 20190186
P.R.F.B.C.



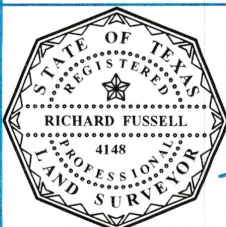
LEGEND

B.L.	= BUILDING LINE		BRICK
U.E.	= UTILITY EASEMENT		
PVT.	= PRIVATE		
P.A.E.	= PERMANENT ACCESS EASEMENT		
P.U.E.	= PUBLIC UTILITY EASEMENT		
W.L.E.	= WATER LINE EASEMENT		
	CONCRETE		CONC. WALL
	COVERED AREA		FENCE
	WOOD		WOOD

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 NOVEMBER 14, 2022, UNDER G.F. NO. 22-711874-KT.
- AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE RECORDED IN CLERK'S FILE NO. 2019115307.

LEGAL DESCRIPTION: LOT 2, BLOCK 1, OF FIRETHORNE WEST SECTION 16 PARTIAL REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 2020009, OF THE PLAT RECORDS OF FORT BEND 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 NOVEMBER 21, 2022 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
R.F.S. 4148

CLIENT:
RACHEL ARDOIN

ADDRESS:
28703 BELLA LEIGH COURT

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: LT
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: NOV. 23, 2022	
JOB#: 11-118683-22	