



TITLE COMPANY:



SELECT TITLE

where People come first

281-749-1516

ISSUE DATE: JULY 31, 2023

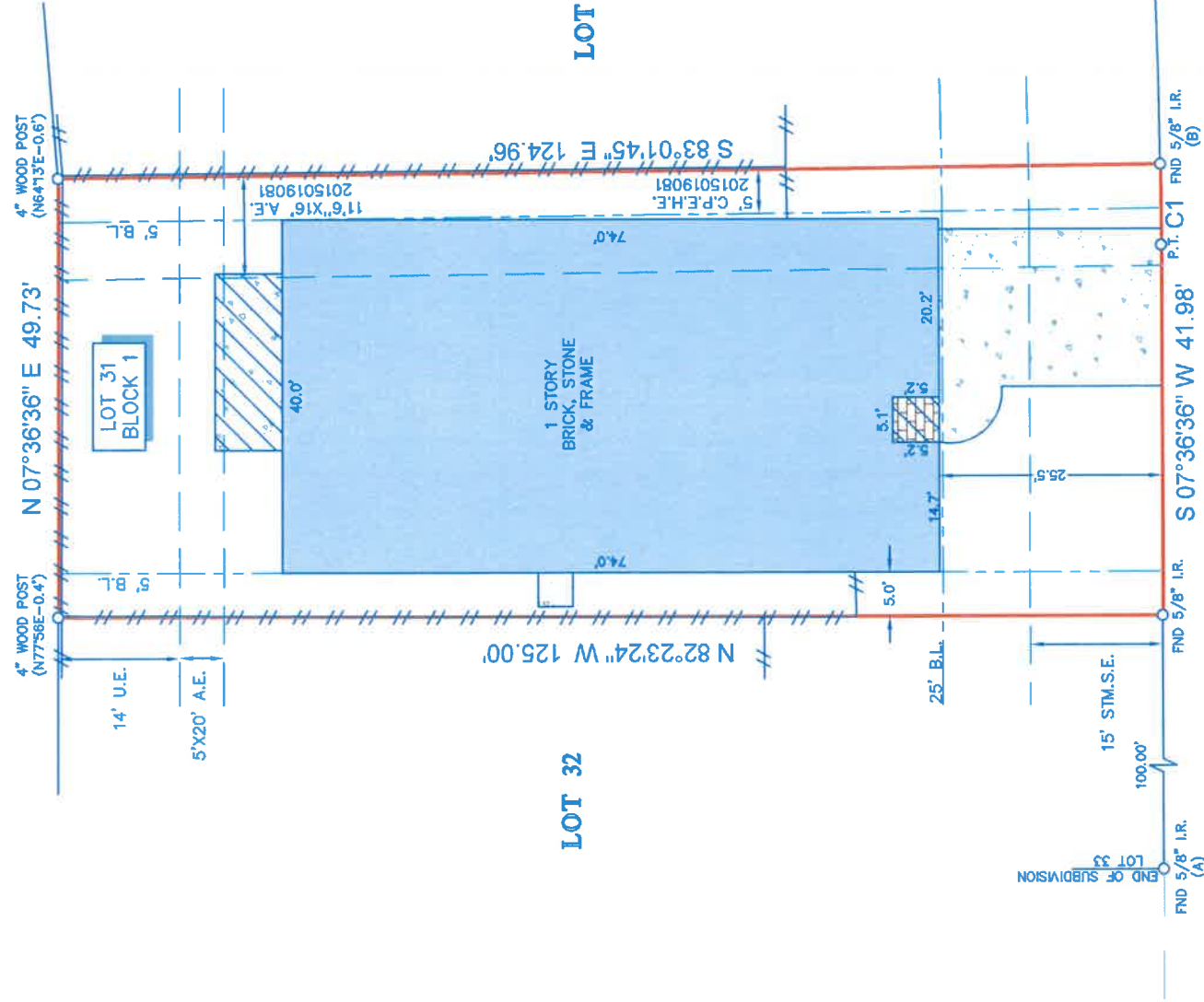
G.F. # 012312623

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	820.00'	9.15'	S 07°17'25" W	9.15'

SCALE 1"=20'



RESERVE "C"
(DRAINAGE)



EDEN HOLLOW LANE
(60' R.O.W.)

LEGEND

BL	BUILDING LINE	BRICK	BRICK
U.E.	UTILITY EASEMENT	FENCE	FENCE
A.E.	AREAL EASEMENT	---	WOOD
STM.S.E.	STORM SEWER EASEMENT	---	WOOD
C.P.E.H.E.	CENTERPOINT ENERGY HOUSTON ELECTRIC EASEMENT	---	WOOD
	CONCRETE	---	WOOD
	COVERED AREA	---	WOOD

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WHERE ALL 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 JULY 31, 2023, UNDER G.F. NO. 012312623.
- AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE RECORDED IN CLERK'S FILE NO. 2014122427.

LEGAL DESCRIPTION: LOT 31, BLOCK 1, OF RIVER'S EDGE SECTION 15--A, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO(S). 20140209, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



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 AUGUST 8, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; PROVISIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: REBECCA AKPAN AND OLUWATEMILORUN OLAOSEBIKAN

ADDRESS:

79 EDEN HOLLOW LANE

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

FIELD CREW: MW
TECH: WS

DRAFTER: MC(V)
FINAL CHECK: EF

DATE: AUG. 10, 2023

JOB# 8-126615-23