

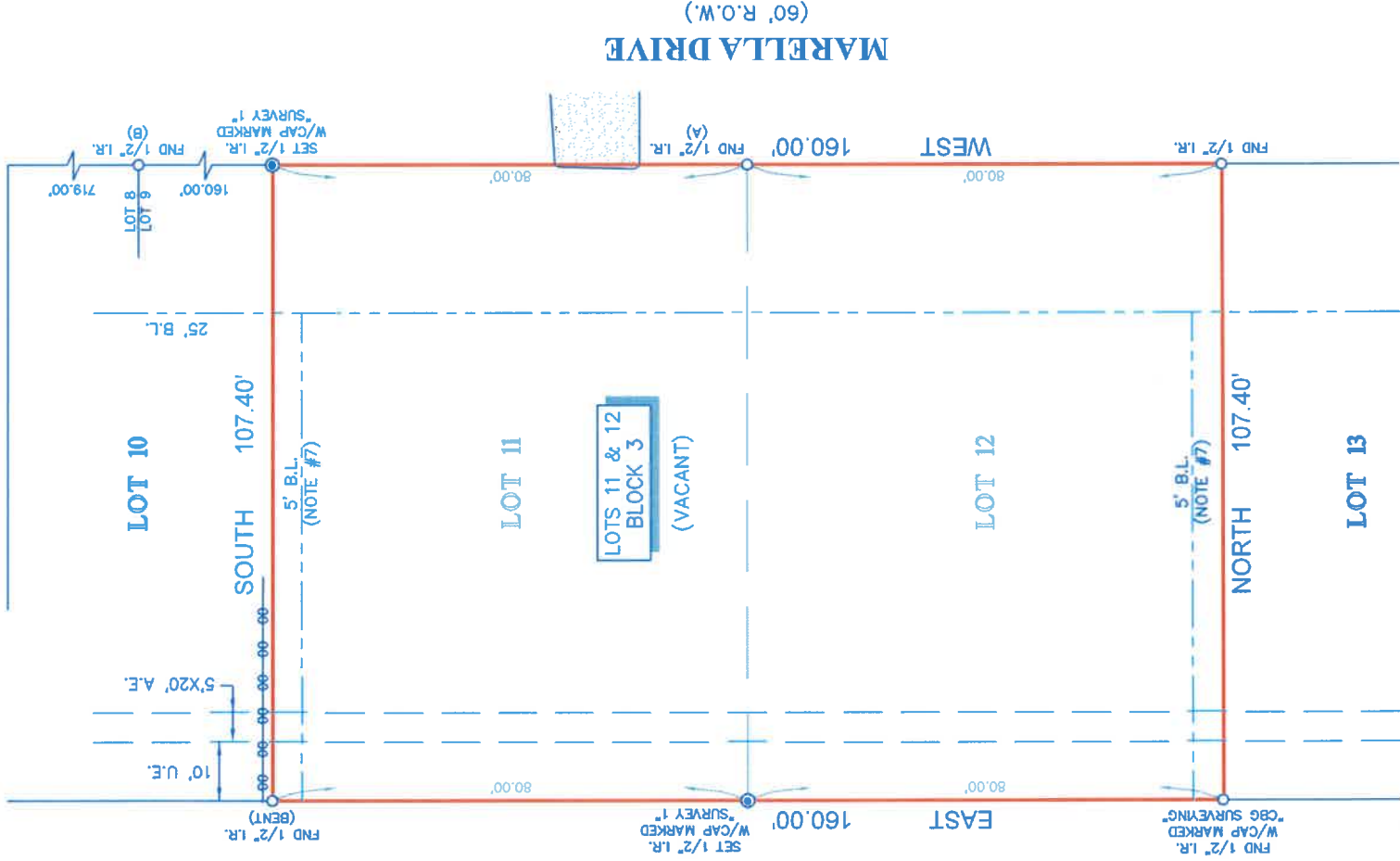
TITLE COMPANY:

AGENTS
NATIONAL TITLE INSURANCE

G.F. #: TX-22884081-OP-1-A
ISSUE DATE: JANUARY 17, 2023

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

SCALE 1" = 30'



PEACH CREEK PINES
(UNRECORDED)
VOL. 713, PG. 662
D.R.M.C.

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 ABOVE. SURVEYOR WAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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 JANUARY 17, 2023, UNDER G.F. NO. T022884081-OP-1-A.
7. BUILDING SET-BACK LINE(S) 5 FEET IN WIDTH ALONG THE SIDE PROPERTY LINE, AS RECORDED IN VOLUME 652, PAGE 239 AND VOLUME 736, D.R.M.C.

LEGEND

—00—00—00	CHAIN LINK
[Stippled Box]	GRAVEL
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT

LEGAL DESCRIPTION: LOTS 11 AND 12, BLOCK 3, OF PEACH CREEK OAKS, A SUBDIVISION OUT OF AND A PART OF THE SEMORE GARSEE SURVEY, ABSTRACT NO. 229, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 19, OF THE MAP RECORDS OF MONTGOMERY 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 JUNE 6, 2023 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 PROVISIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RFLS 4148

CLIENT:

MARCELLO PALACIOS BONILLA AND CARLOS CAMPUZANO GARCIA
ADDRESS: 25753 MARELLA DRIVE

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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: TECH: WS
WT

DRAFTER: LG3
FINAL CHECK: EF

DATE: 6-11-23

JOB# 6-124360-23