

LOT 38

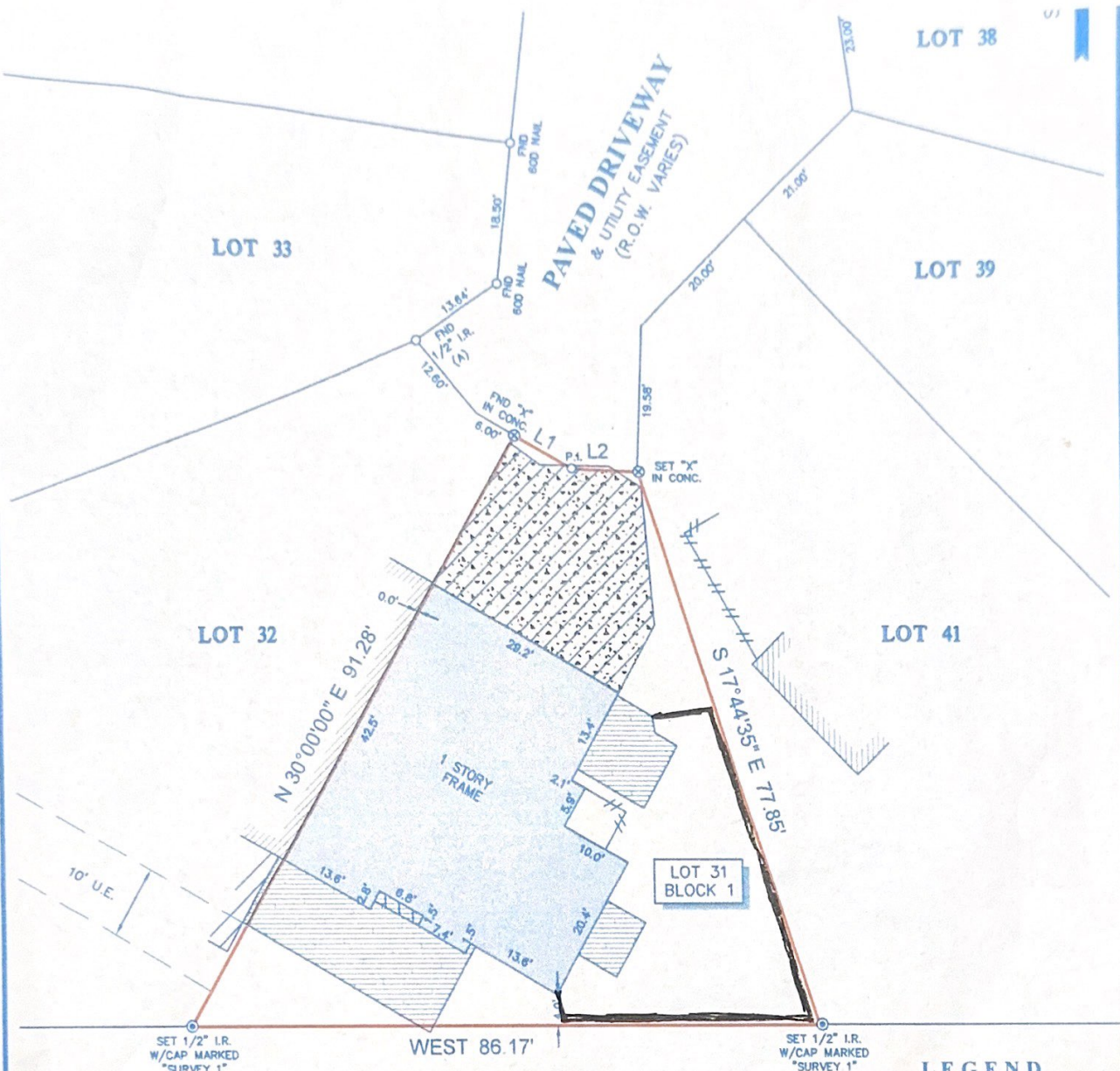
LOT 33

LOT 39

LOT 32

LOT 41

PAVED DRIVEWAY & UTILITY EASEMENT (R.O.W. VARIES)



APRIL WATER SOUTH
(60' R.O.W.)

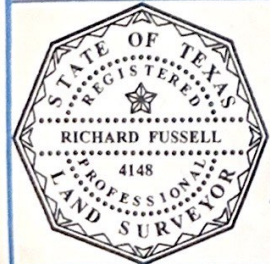
LEGEND

U.E. = UTILITY EASEMENT	ADJOINING STRUCTURE
CONCRETE	WOOD DECK
COVERED AREA	FRAME WALL
FENCE	WOOD

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.
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 OCTOBER 8, 2020, UNDER G.F. NO. 2556985-13571.
7. EASEMENT FOR ELECTRIC DISTRIBUTION FACILITIES AS RECORDED IN C.F. NO. VOL. 826, PG. 832 AND VOL. 834, PG. 305, D.R.M.C.

LEGAL DESCRIPTION: LOT 31, IN BLOCK 1, OF APRIL VILLAGE, SECTION TWO, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 186B, OF THE MAP AND/OR PLAT 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 OCTOBER 20, 2020 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.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT: MADISON NICOLE HATZOLD	FIELD CREW: SKY	TECH: RK
ADDRESS: 39 APRIL VILLAGE	DRAFTER: LT	FINAL CHECK: EF
DATE: 10-20-20	JOB# 10-89412-20	
www.survey1inc.com survey1@survey1inc.com Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		