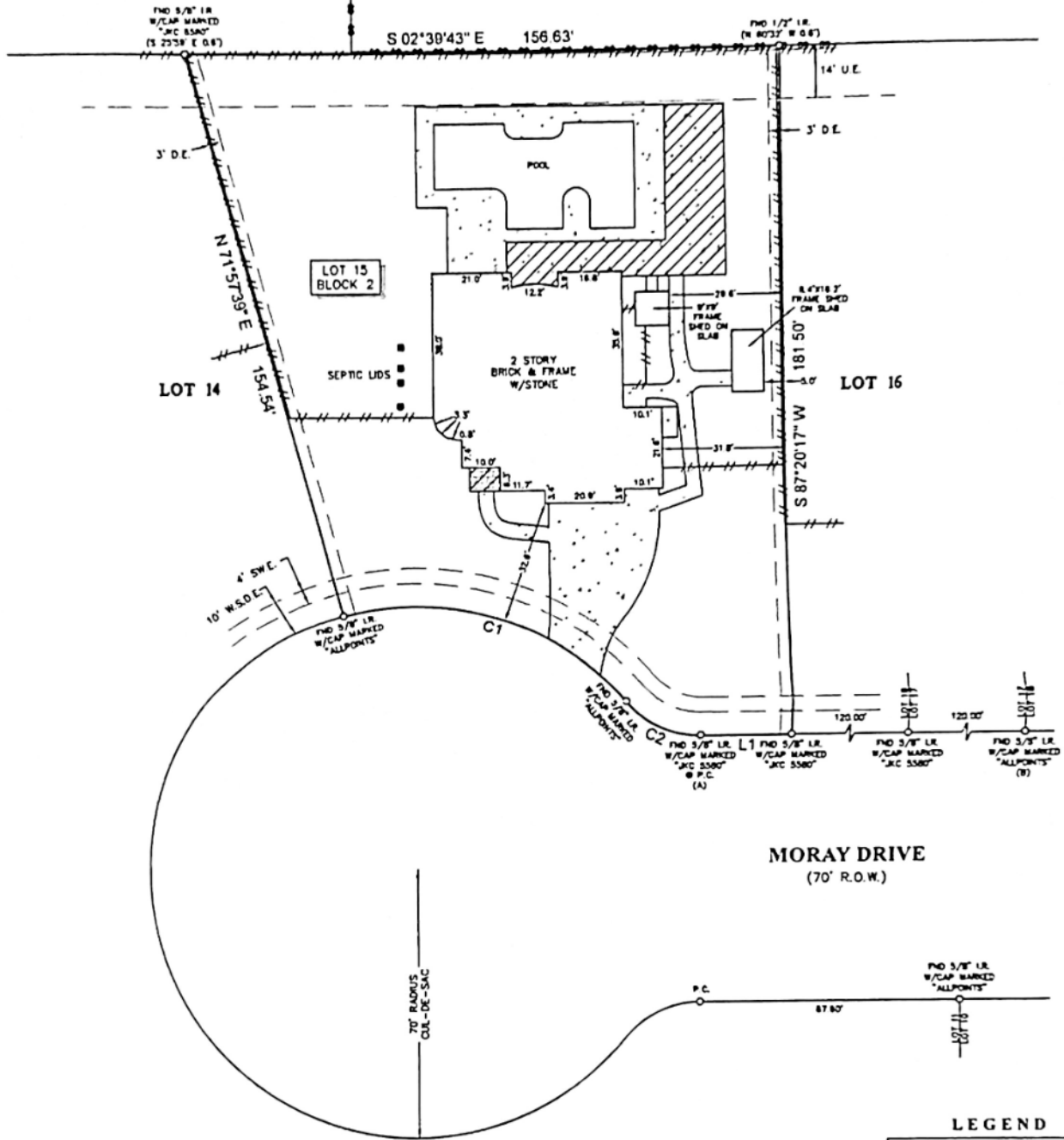


SCALE 1"=30'

HUNG THANH NGUYEN
& HUYNH TRAN ANN
C.F. NO. 2013044308
O.R.B.C.

ANDREA ANDRUS ROBERTS
& DARRYL WAYNE ROBERTS
C.F. NO. 2018039036
O.R.B.C.



MORAY DRIVE
(70' R.O.W.)

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD CHAIN LINK
	BRICK		U.E. = UTILITY EASEMENT
			D.E. = DRAINAGE EASEMENT
			S.W.E. = SEWER EASEMENT
			W.S.D.E. = WATER, SEWER & DRAINAGE EASEMENT

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 BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSFUL 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 MAY 5, 2020, UNDER C.F. NO. 742848.
7. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEMS, AS RECORDED IN CLERK'S FILE NO. 2014021748, O.R.B.C.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00	60.83	N 15°03'50" E	29.47
C2	25.00	27.14	N 22°45'17" E	21.45

LEGAL DESCRIPTION: LOT 15, IN BLOCK 2, OF CULLEN PARK ESTATES, A SUBDIVISION OF 29.30 ACRES OF LAND IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2009028809, IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT PATRICK STEPHEN BEALE	ADDRESS 4003 MORAY DRIVE	TITLE COMPANY stewart title guaranty company	DATE MAY 3, 2020
			DATE 6-9-20
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 8, 2020 AND THAT THE PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.		FIELD CHECKER SD TECH. ET DATE 6-9-20	JOB# 8-84535-20
Survey 1, Inc. Your Land Survey Company		281-412-8900 www.survey1.com info@survey1.com P.O. Box 2543 A.M., TX 77512 (281) 412-1562 Fax: (281) 412-1561	FINAL CHECKER LGJ DATE 6-9-20