




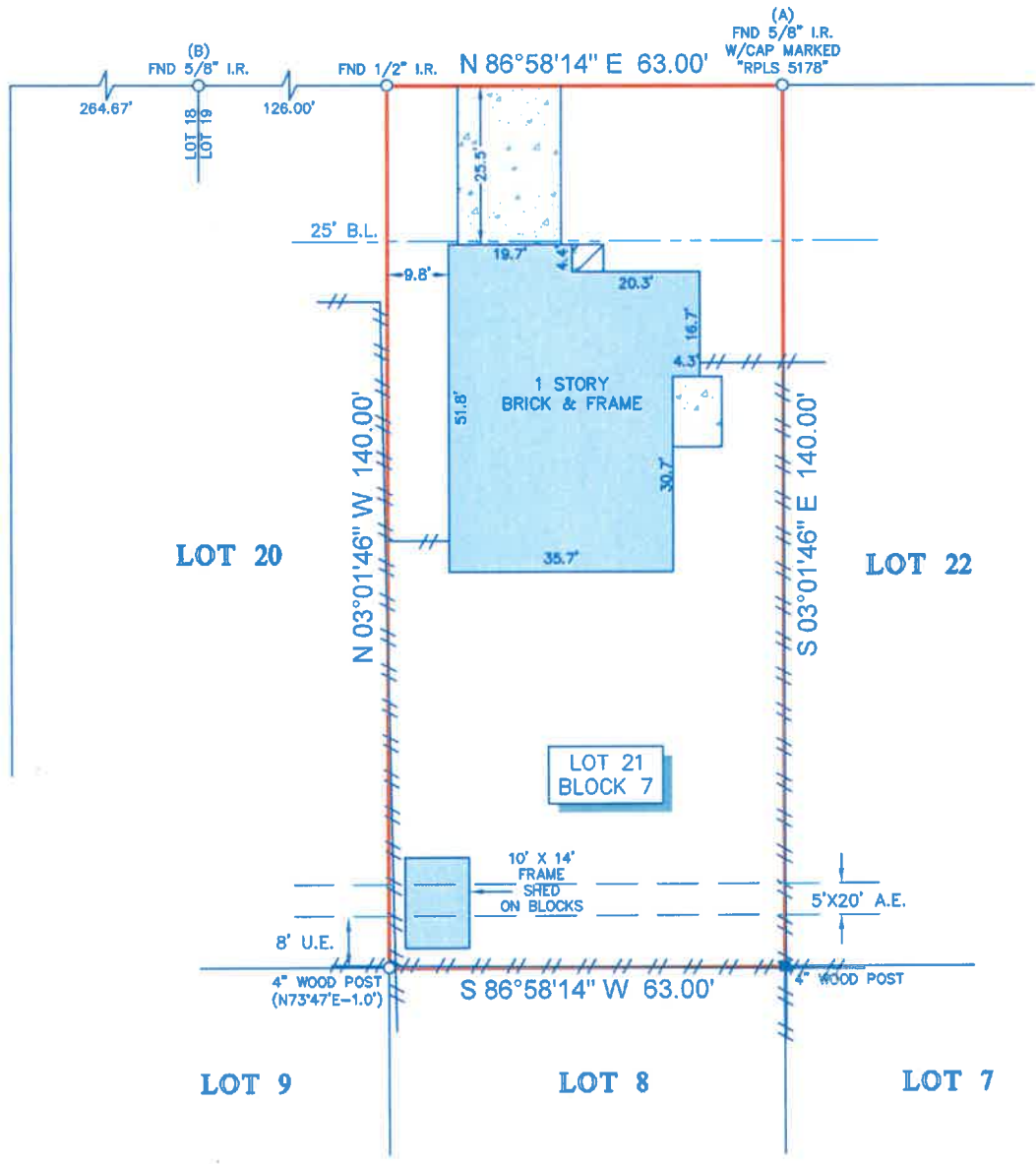
TITLE COMPANY:

 ANA MOODY 281-359-1280
 G.F. #: 1974817 ISSUE DATE: APRIL 11, 2023



SANTANA DRIVE
 (PLATTED AS SANTANA LANE)
 (60' R.O.W.)




SCALE 1"=30'


ALPINE HEIGHTS
 (60' R.O.W.)



- 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 HAS 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 APRIL 11, 2023, UNDER G.F. NO. 1974817.
 7. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN VOL. 1053, PG. 587 & VOL. 1122, PG. 575.
 8. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.


LEGEND


	CONCRETE	B.L. = BUILDING LINE
	COVERED AREA	U.E. = UTILITY EASEMENT
	WOOD	A.E. = AERIAL EASEMENT
		FENCE

LEGAL DESCRIPTION: LOT 21, IN BLOCK 7, OF COUNTRY COLONY, SECTION 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SHEET 110-B OF THE MAP RECORDS OF MONTGOMERY 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 APRIL 12, 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 PROTRUSIONS EXCEPT AS SHOWN.


 RICHARD FUSSELL
 RPLS 4148

CLIENT: TONETTE PIPKINS AND JIM PIPKINS		FIELD CREW: RF	TECH: ET
ADDRESS: 3226 SANTANA DRIVE		DRAFTER: MC(V)	FINAL CHECK: EF
www.survey1inc.com survey1@survey1inc.com		DATE: APR. 18, 2023	
 Your Land Survey Company		JOB# 4-122487-23	
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382			