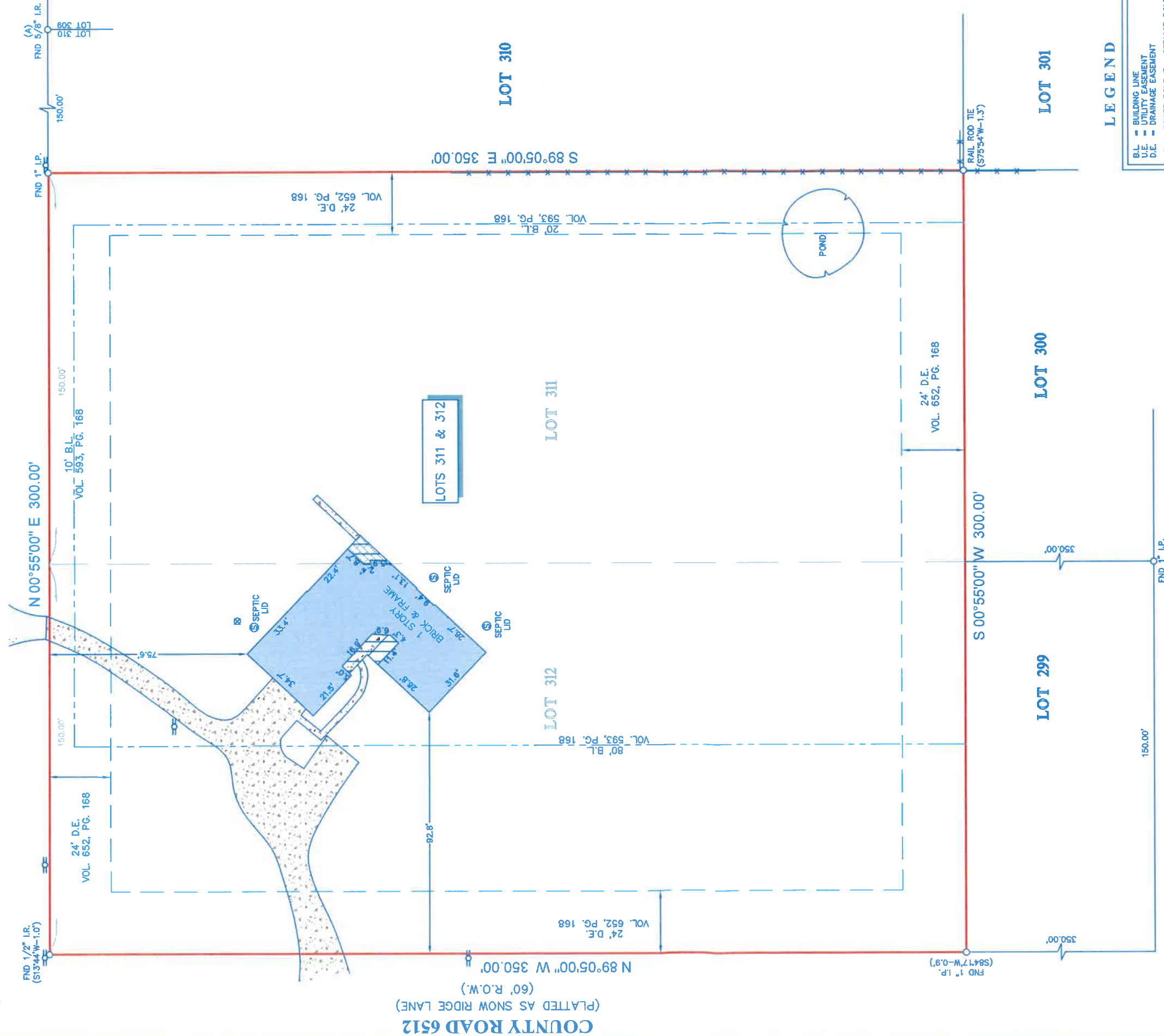


COUNTY ROAD 6510
(PLATTED AS PENGUIN LANE)
(60' R.O.W.)

SCALE 1"=40'



LEGEND

BL	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
⊖	POWER POLE
⊕	SERVICE POLE
▨	COVERED AREA
▤	BRICK
▥	CONCRETE
▦	GRAVEL
—	APPROXIMATE HIGH BANK
—*—*—*	FENCE
—x—x—x	WIRE

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 MAY 3, 2022, UNDER G.F. NO. 2022042030-DP.

LEGAL DESCRIPTION: LOTS 311 & 312, OF WINTER VALLEY SUBDIVISION, AN ADDITION IN THE RICHARD GREEN LEAGUE, A 197, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 51-54 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

CLIENT: BILLY JOEL OVERCHALK AND LISA OVERCHALK

ADDRESS: 117 COUNTY ROAD 6512



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 [DATE] 2022. THIS SURVEY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PRORATIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPL#54148



TARVER
ABSTRACT CO.
A FORTIS TITLE COMPANY



Survey 1, Inc.
Your Land Survey Company

G.F. # 2022042030-DP
ISSUE DATE: MAY 3, 2022
936-356-3614
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
DRAFTER: MCV
TECH: ARH
DATE: MAY 18, 2022
JOB# 5-111963-22
FINAL CHECK: LT