



TITLE COMPANY:



# StarTex

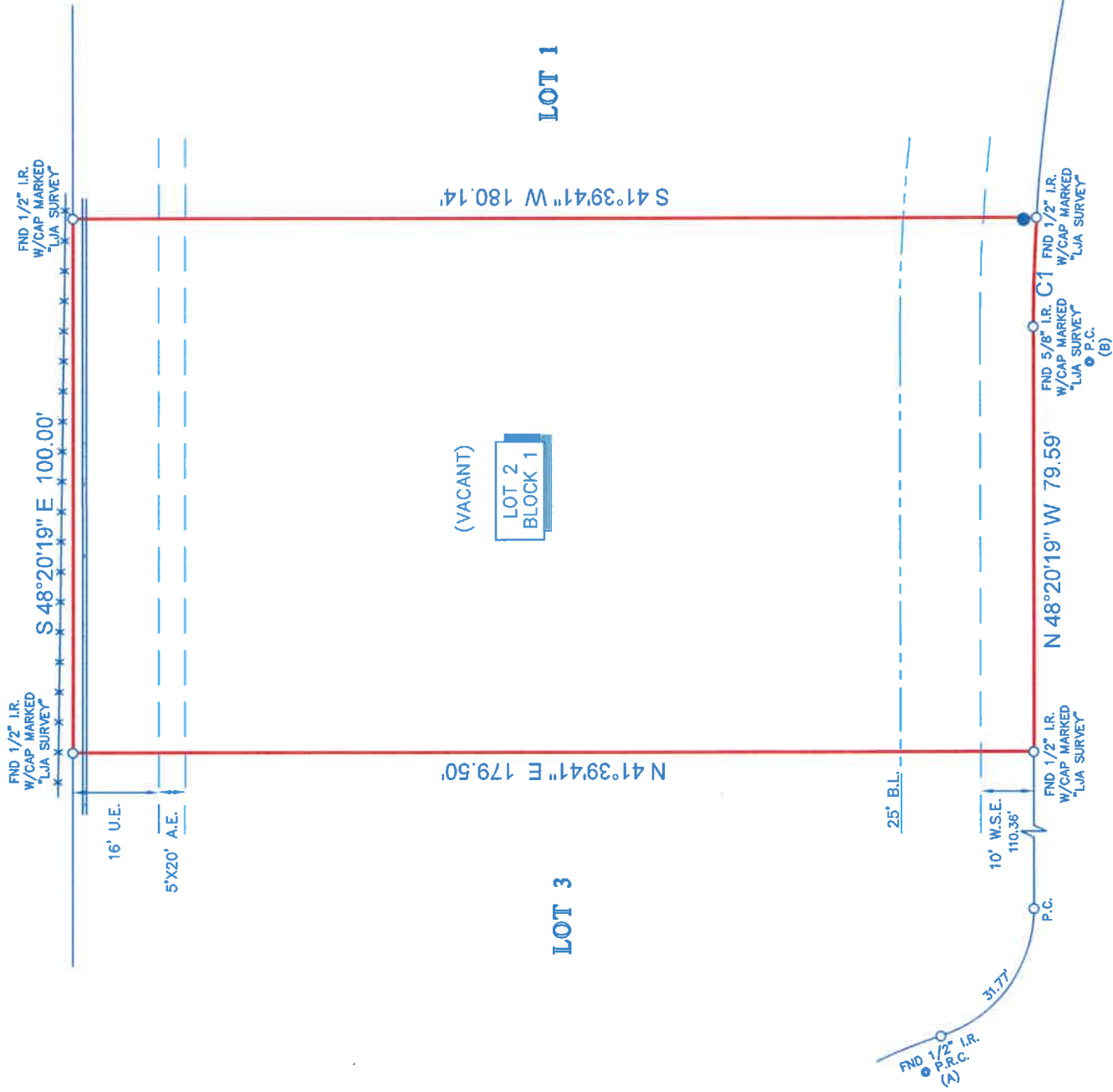
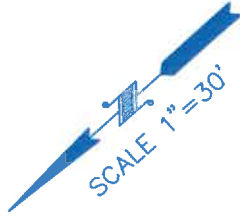
TITLE COMPANY  
281-412-2405

G.F. #: ST-0318-4903182300129XL  
ISSUE DATE: DECEMBER 5, 2023



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	20.42'	N 46°32'18" W	20.42'

JO ELAINE KERN  
C.F. NO. 2002051172  
O.R.B.C.



### CROWN OAKS COURT

(50' R.O.W.)

### LEGEND

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
W.S.E.	WATER SEWER EASEMENT
●	SANITARY MANHOLE
□	CONC. WALL
—*—*—*	FENCE
—x—x—x	WIRE

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 5, 2023, UNDER G.F. NO. ST-0318-4903182300129XL.
- EASEMENT TO H.L.&P. AS RECORDED IN VOL. 1101, PG. 900 (71017047) AND VOL. 1269, PG. 199 (75024402) (DOES NOT APPLY TO SUBJECT PROPERTY)
- SEWER EASEMENT AS RECORDED IN C.F. NO. 2006003995 (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF FINAL PLAT OF CROWN OAKS SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 2023036340 OF THE PLAT RECORDS OF BRAZORIA 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 DECEMBER 7, 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*  
RICHARD FUSSELL  
RPLS# 4148

CLIENT:

DAI VAN NGUYEN AND MAI HOANG

ADDRESS:

1609 CROWN OAKS COURT

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

FIELD CREW: JF  
TECH: ET

DRAFTER: MC(V)  
FINAL CHECK: EF

DATE: DEC. 8, 2023

JOB# 12-130090-23