TITLE COMPANY:

First American Title

281-504-1980

G.F. #: 2575757-HO80

ISSUE DATE: DECEMBER 2, 2020

WOODBRANCH SECTION 2
CABINET T, SHEET 160
M.R.M.C.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	430.00'	99.94'	N 39°23'30" W	99.71'

LINE	BEARING	DISTANCE
L1	S 32°44'00" E	25.00'
L2	N 32°44'00" W	4.84'

LOT 88 | LOT 87 | LOT 86

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

S 55°42'00" E 194.20'

FND 1" I.P.

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

L1

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

LOT 137

LOT 136

N 34°18'00" E 256.08'

SCALE 1"=40'

LOT 138

S 57°16'00" W 300.00'

60.7'

38.6'

1 STORY FRAME ON BLOCKS

32.5'

20.7'

40.0'

1 STORY FRAME GARAGE

12.3'

22.0'

22.0'

12.3'

1.8' EAVES

1.0'

50' B.L.

99.2'

101.8'

72.42'

P.T.

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

C1

P.C.

L2

FND 1" I.P. (A)

175.00'

LOT 138

LOT 139

FND 1" I.P. (B)

LINNWOOD DRIVE
(60' R.O.W.)

LEGEND

- B.L. = BUILDING LINE
- POWER POLE
- CONCRETE
- COVERED AREA
- FENCE
  - CHAIN LINK
  - WIRE
- STEPS
- ROCK
- WOOD DECK

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 DECEMBER 2, 2020, UNDER G.F. NO. 2575757-HO80.
7. EASEMENT, AS RECORDED IN VOL. 722, PG. 712 D.R.M.C.

LEGAL DESCRIPTION: LOT 137, WOODBRANCH, SECTION 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 351, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

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 3, 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.

RICHARD FUSSELL
RPLS# 4148

CLIENT: ANIBAL ORTIZ AND LYDIA C. ORTIZ

ADDRESS: 137 LINNWOOD DRIVE

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:	TECH:
MW	DC
DRAFTER:	FINAL CHECK:
MC(V)	EF

DATE: DEC. 3, 2020

JOB#: 12-91280-20