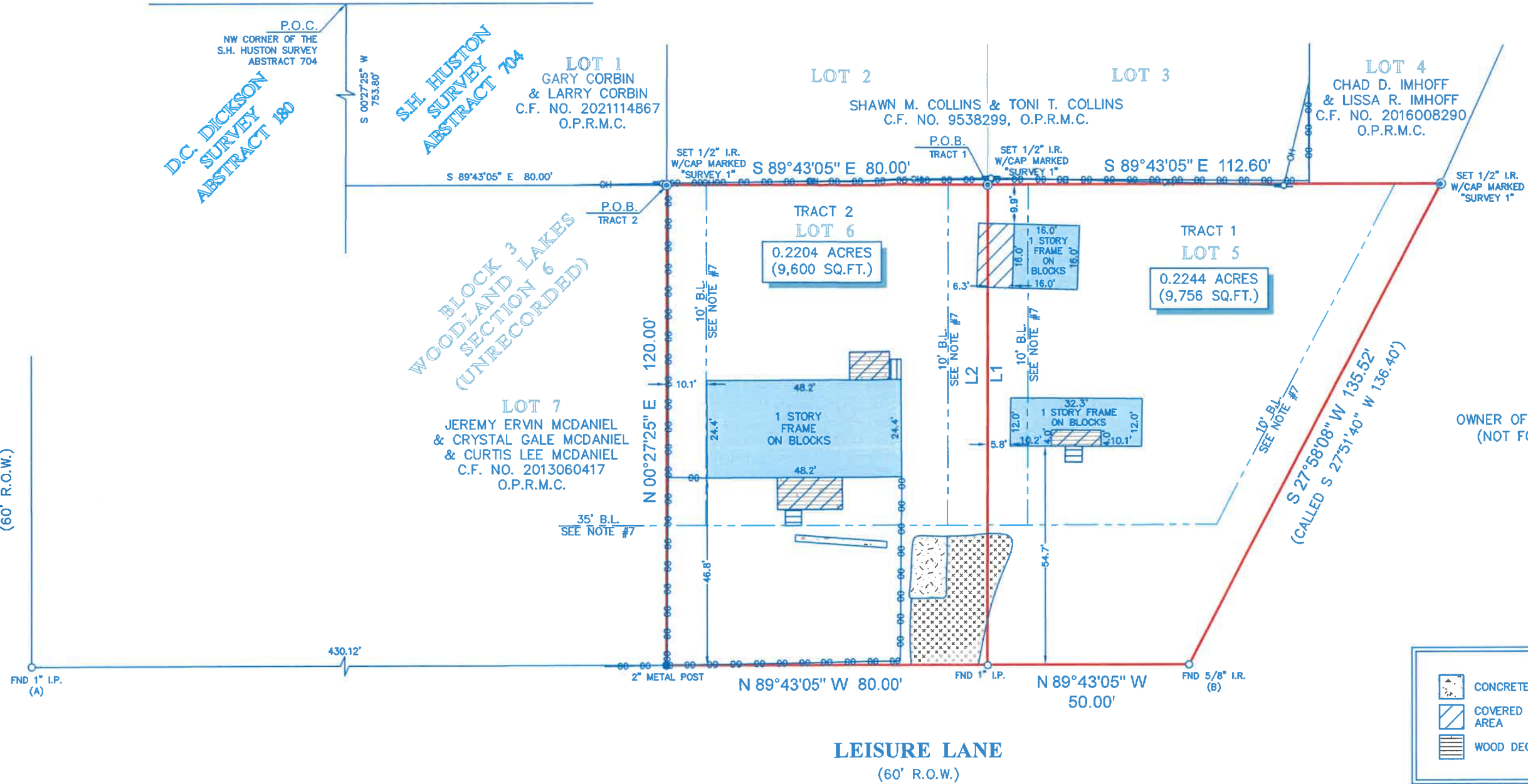




EAST LAKESHORE DRIVE
(60' R.O.W.)



LEGEND

	CONCRETE		GRAVEL		FENCE
	COVERED AREA		ASPHALT		OVERHEAD UTILITY LINES
	WOOD DECK		STEPS		POWER POLE
	CHAIN LINK				

LINE	BEARING	DISTANCE
L1	N 00°27'25" E	120.00'
	CALLED	125.00'
L2	S 00°27'25" W	120.00'

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JEREMY ERVIN MCDANIEL, AND CRYSTAL GALE MCDANIEL, AND CURTIS LEE MCDANIEL UNDER COUNTY CLERK'S FILE NO. 2013060417 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON 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 APRIL 4, 2024, UNDER G.F. NO. 2450117TW.
 - NO BUILDING SHALL BE LOCATED 35.00 FEET NEARER TO THE FRONT LOT LINE, NOR NEARER THAN 10.00 FEET TO ANY SIDE LINES OF SAID LOTS AS RECORDED IN VOL. 732, PG. 96, VOL. 1075, PG. 142, D.R.M.C. AND C.F. NOS. 8346046, 87358516, 2006062634, 2021175893, 2023009798, & 2023099248, O.P.R.M.C.
 - EASEMENTS GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE AS RECORDED UNDER C.F. NO. 9741723, 2004109660, O.P.R.M.C.
 - A SANITARY CONTROL EASEMENT AS RECORDED UNDER C.F. NO. 2006000366, O.P.R.M.C.

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 0.2240 ACRES (9,756 SQUARE FEET) SITUATED IN THE S.H. HUSTON SURVEY, ABSTRACT 704, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.2204 ACRES (9,600 SQUARE FEET) SITUATED IN THE S.H. HUSTON SURVEY, ABSTRACT 704, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



TITLE COMPANY:

**UNIVERSITY
TITLE COMPANY**

832-957-0240

G.F. # 2450117TW ISSUE DATE: APRIL 4, 2024



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 APRIL 11, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: FIDEL PUEBLA

ADDRESS: 26424 LEISURE LANE

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: MW	TECH: SF
DRAFTER: MC	FINAL CHECK: EF
DATE: APRIL 15, 2024	
JOB# 4-136281-24	