

TITLE COMPANY:



Capital Title
A Shaddock Company

281-574-5539

ISSUE DATE:
NOVEMBER 11, 2022

G.F. # 22-711683-KT

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	395.00'	52.27'	N 30°43'54" W	52.24'
LINE	BEARING	DISTANCE		
L1	S 18°03'35" W	14.14'		



RESERVE "A"
S 26°56'25" E 60.55'

4" WOOD POST
(N57°15'W-0.7')

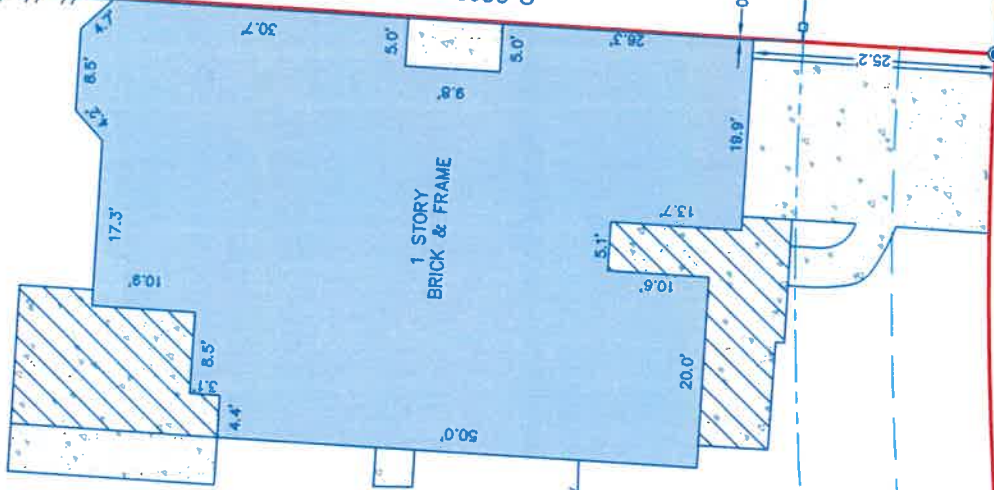
14' U.E.

7' B.L.
C.F. NO. 2013030020
O.P.R.M.C.

5' B.L.
C.F. NO. 2013030020
O.P.R.M.C.

3' B.L. FOR GARAGE
65' FROM FRONT LINE
C.F. NO. 2013030020
O.P.R.M.C.

LOT 13
BLOCK 1



LOT 12

5' U.E.
C.F. NO. 2014015717
O.P.R.M.C.

FND 5/8" I.R.
(A)

10' W.L.E.

FND 5/8" I.R.
(B)

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

C1

65.31'

MANOR LAKE LANE
(50' R.O.W.)

LEGEND

	BUILDING LINE		FENCE
	UTILITY EASEMENT		COVERED AREA
	WATER LINE EASEMENT		WOOD METAL
	ADJOINING STRUCTURE		CONCRETE

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 NOVEMBER 11, 2022, UNDER G.F. NO. 22-711683-KT.
- AGREEMENT FOR ELECTRIC SERVICE RECORDED IN CLERK'S FILE NO. 2013137988.

LEGAL DESCRIPTION: LOT 13, BLOCK 1, FALLS AT IMPERIAL OAKS SECTION 5, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET Z, SHEET 2613, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
I, AN AT PROFESSIONAL SURVEYOR, THIS PLAT REPRESENTS THE FIELD AND INSTRUMENT CONTROL ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 21, 2022 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
P.L.S. 4148

CLIENT: SEAN M O'BRIEN

ADDRESS: 3557 MANOR LAKE LANE

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FIELD CREW: LG

TECH: ET

DRAFTER: MCV

FINAL CHECK: EF

DATE: NOV. 23, 2022

JOB#

11-118668-22



Your Land Survey Company

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