



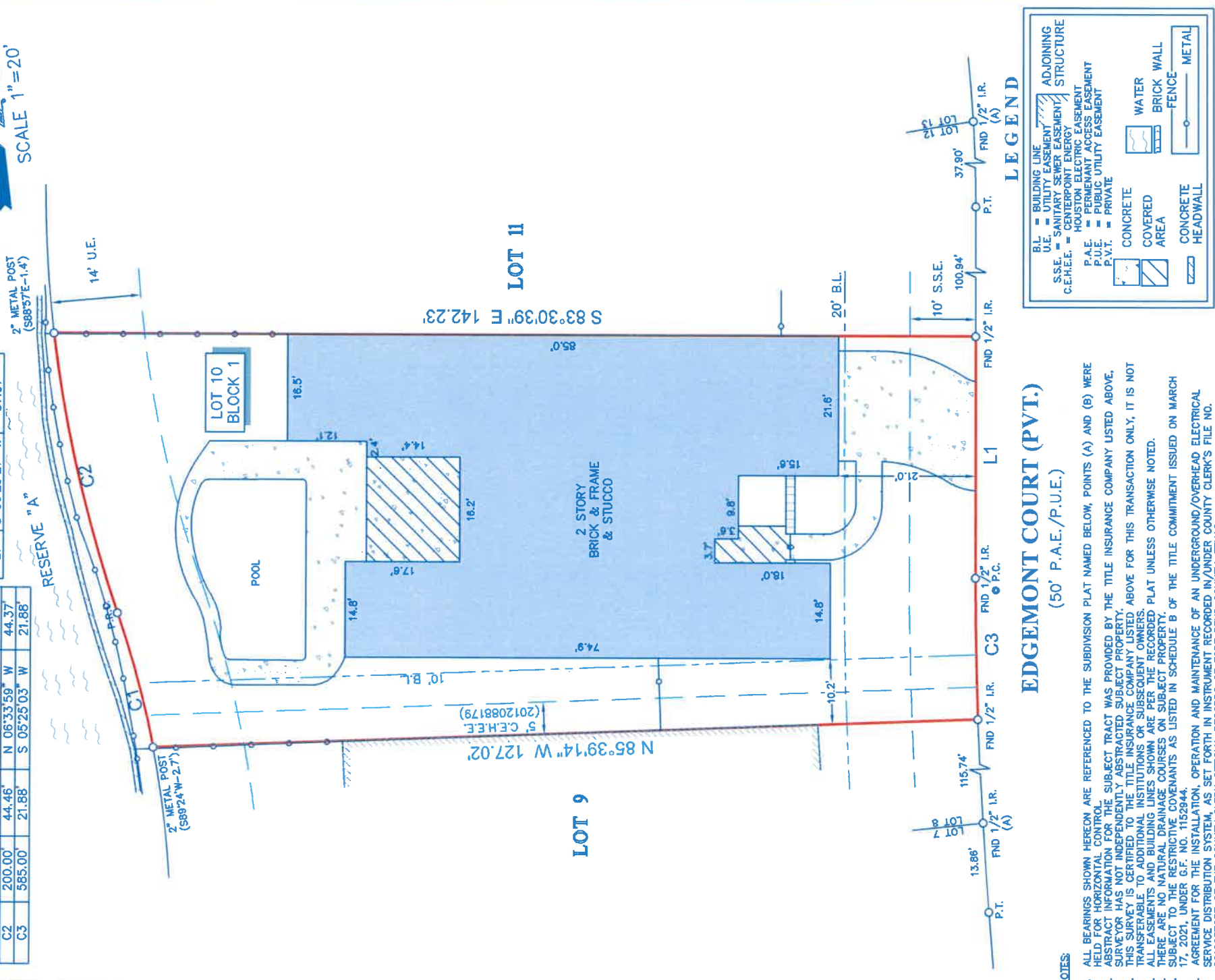
TITLE COMPANY:
stewart
 title guaranty company

KATHY STRAW 281-392-8844
 G.F. # 1152944 ISSUE DATE: MARCH 17, 2021



CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DISTANCE
C1	150.00'	21.55'	N 08°49'04" W	21.54'		37.37'
C2	200.00'	44.46'	N 06°33'59" W	44.37'		
C3	585.00'	21.88'	S 09°25'03" W	21.88'		

LINE	BEARING	DISTANCE
L1	S 06°29'21" W	37.37'



EDGEMONT COURT (PVT.)
 (50' P.A.E./P.U.E.)

- 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 COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 17, 2021, UNDER G.F. NO. 1152944.
 - AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2012037257 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

LEGAL DESCRIPTION: LOT 10, IN BLOCK 1, OF LAKES OF CROSS CREEK RANCH, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20120130 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



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 MARCH 17, 2021. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, COMPLIES WITH THE CURRENT RULES AND REGULATIONS 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: MICHAEL MCMAHON AND ROBIN MICHELLE MCMAHON
 ADDRESS: 15 EDGEMONT COURT
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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: JO	TECH: DC
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: MAR. 26, 2021	JOB# 3-94697-21