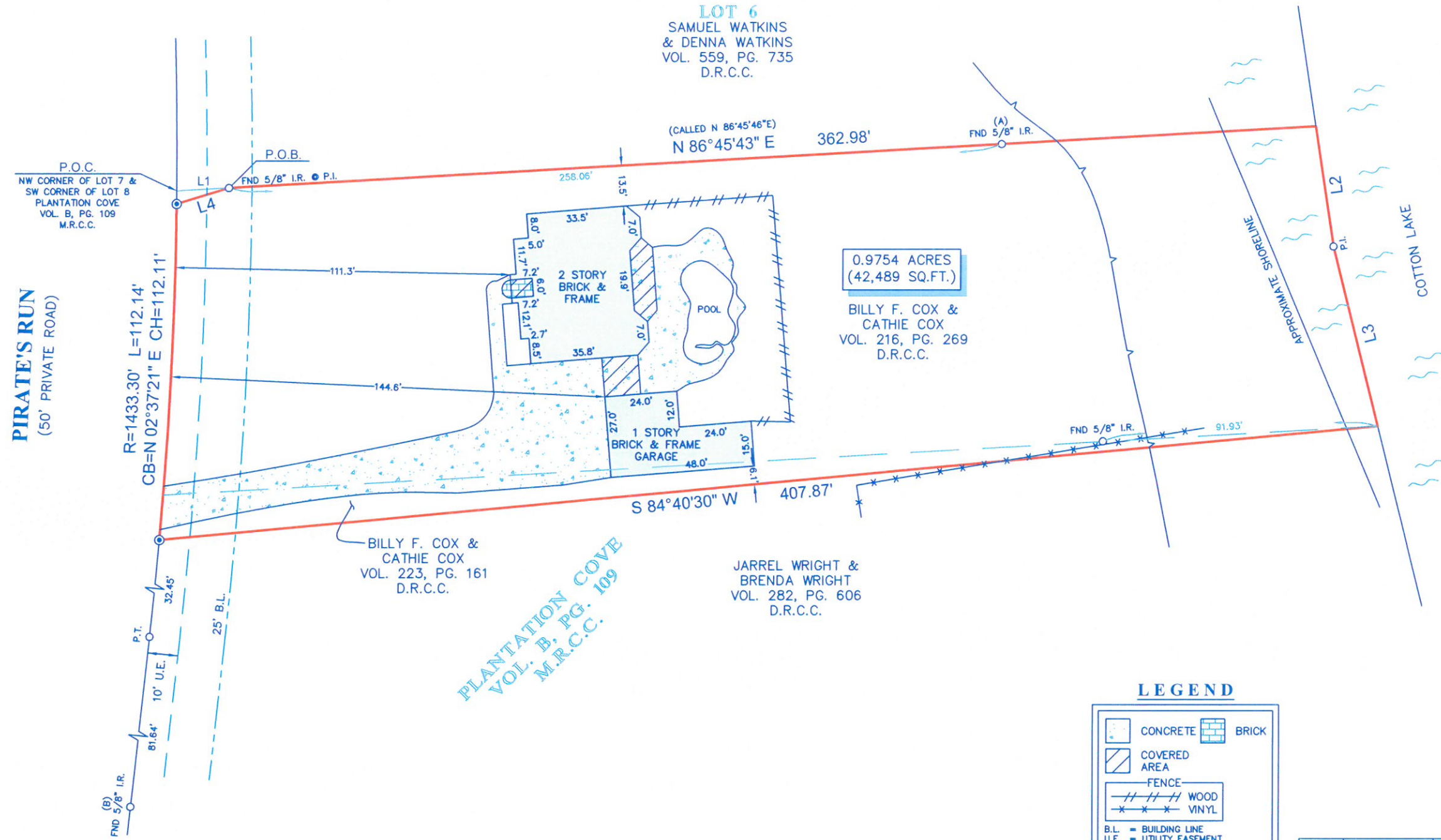


BENJAMIN WINFREE SURVEY ABSTRACT 28

SCALE 1"=40'



- 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 BELOW.
  3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 JULY 7, 2016, UNDER G.F. NO. 43107-GAT71.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.9754 ACRES (42,489 SQUARE FEET), SITUATED IN THE BENJAMIN WINFREE SURVEY, ABSTRACT 28, CHAMBERS COUNTY, TEXAS, BEING OUT OF PLANTATION COVE, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 109 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**LEGEND**

- CONCRETE
- BRICK
- COVERED AREA
- FENCE
  - WOOD
  - VINYL
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- APPROXIMATE HIGH BANK
- SET 1/2" IR W/CAP MARKED "SURVEY 1"

LINE	BEARING	DISTANCE	CALLED
L1	N 86°45'43" E	17.40'	
L2	S 08°45'43" E	40.50'	
L3	S 14°03'36" E	61.79'	61.48'
L4	N 72°59'47" E	18.19'	



TITLE COMPANY:

**GREAT AMERICAN**  
TITLE COMPANY

281-837-6200

G.F. #: 43107-GAT71

ISSUE DATE: JULY 7, 2016



**STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR**

**RICHARD FUSSELL**  
4148

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 JULY 19, 2016 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: WILLIAM G. MCCOMAS AND MOLLY JO MCCOMAS

ADDRESS: 1534 PIRATE'S RUN

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: PS	TECH: SF
DRAFTER: RK	FINAL CHECK: BC
DATE: JULY 26, 2016	
JOB#: 7-46983-16	