



TITLE COMPANY:



832-204-4884

G.F. # 241203-JAH

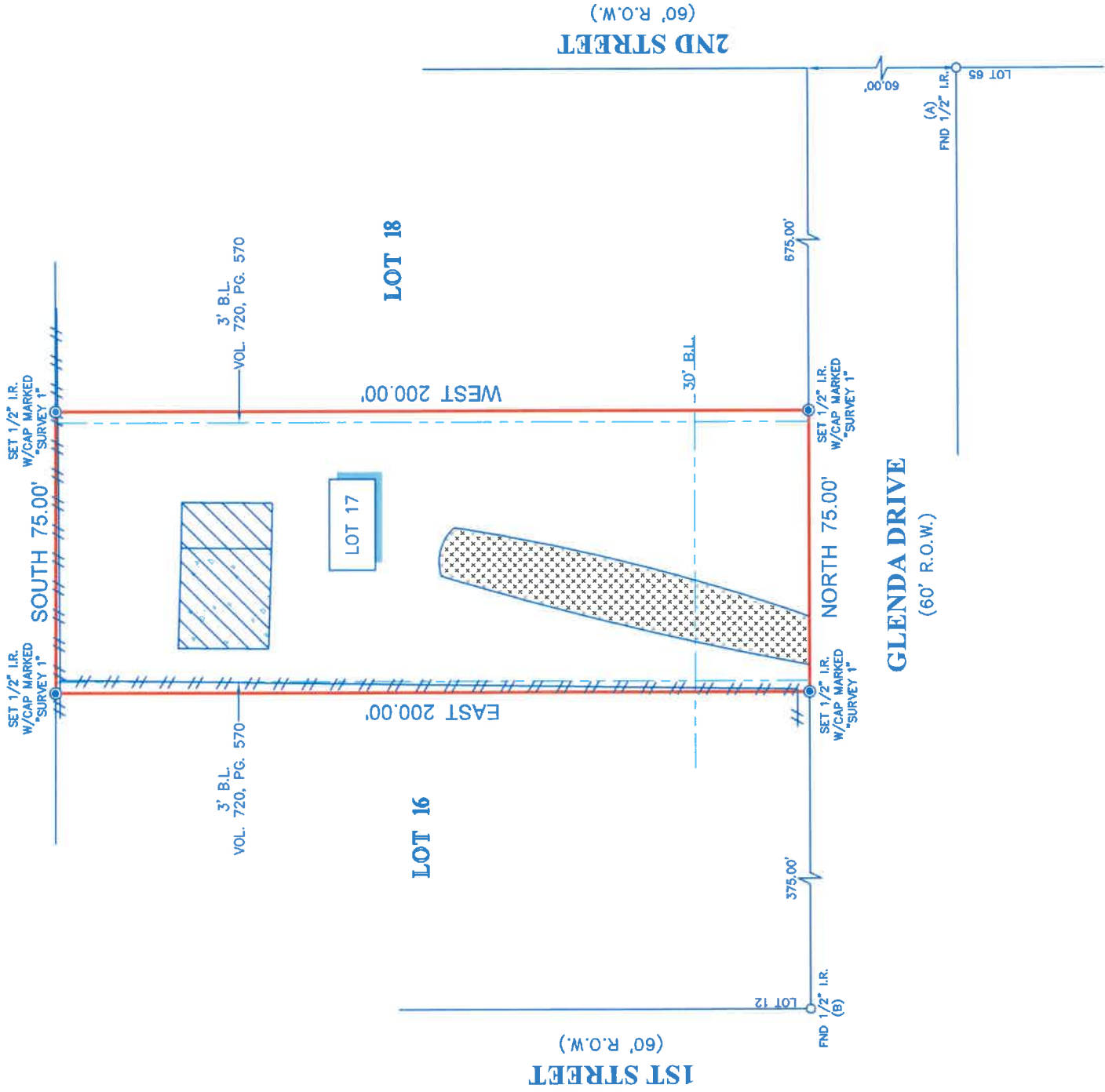
ISSUE DATE: MAY 15, 2024



LAKE WINDCREST
SECTION 1
CAB. J, SHT. 159
M.R.H.C.



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. ALL INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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 MAY 15, 2024, UNDER G.F. NO. 241203-JAH.

LEGEND

B.L. = BUILDING LINE	GRAVEL
CONCRETE	FENCE
COVERED AREA	WOOD



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 JUNE 3, 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
 RICHARD FUSSELL
 RPLSJ 4148

LEGAL DESCRIPTION: LOT 17, OF ROYAL OAKS ON 1488, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 415 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: FIDEL PUEBLA
 ADDRESS: 33106 GLENDA DRIVE

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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: CM	TECH: WS
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JUNE 6, 2024	
JOB# 5-138039-24	