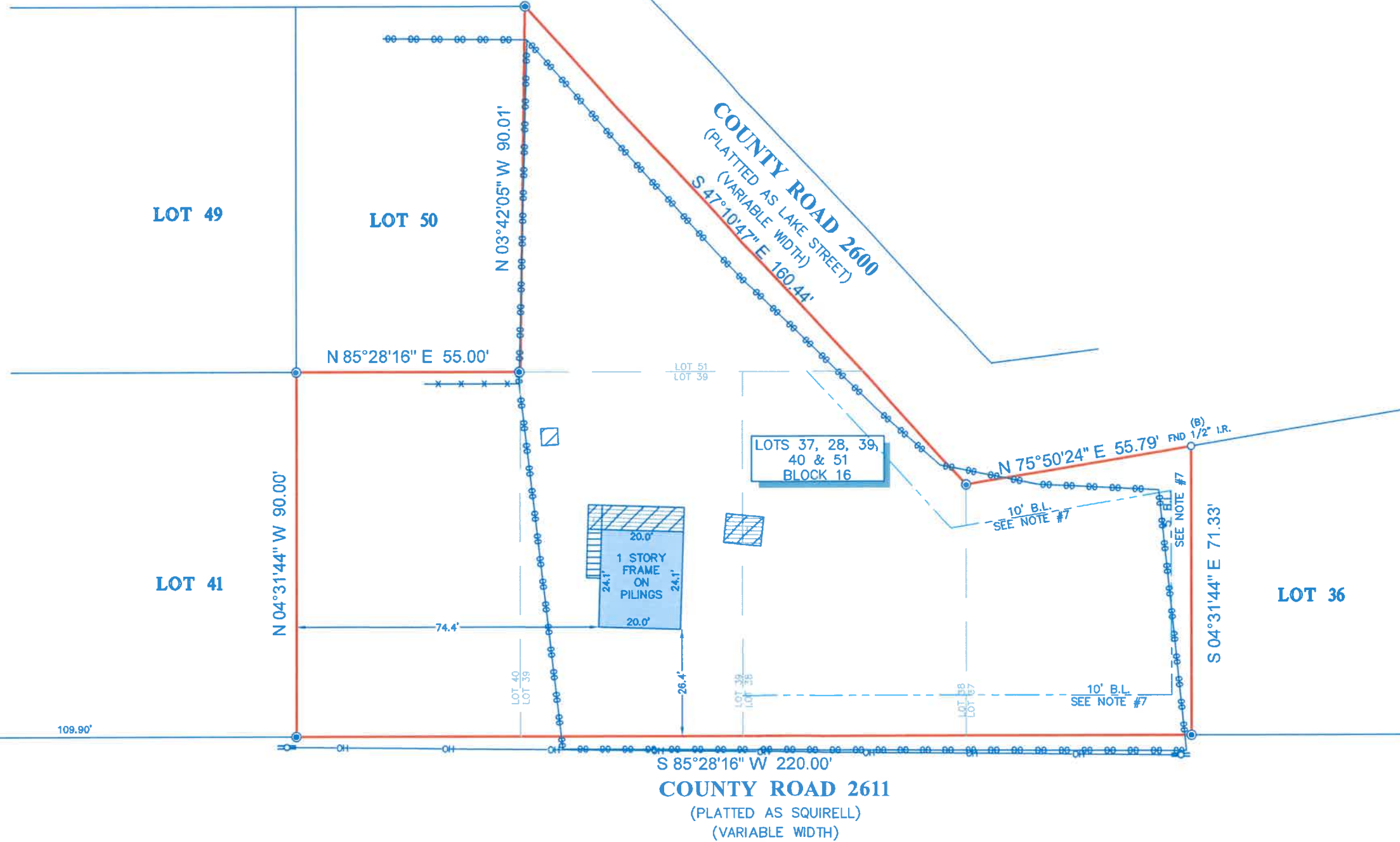


COUNTY ROAD 2609  
(VARIABLE WIDTH)

SCALE 1"=30'



LEGEND

	COVERED AREA		STEPS
	WOOD DECK		POWER POLE
	FENCE		OVERHEAD UTILITY LINES
	CHAIN LINK		SET 1/2" I.R. W/CAP MARKED "SURVEY 1"
	WIRE		

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83, 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, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  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 JANUARY 23, 2023, UNDER G.F. NO. 2790014-H044.
  7. NO BUILDING SHALL BE LOCATED WITHIN 10 FEET OF THE FRONT LINE OR WITHIN 5 FEET OF THE SIDE LINE OF ANY ADJOINING LOT OWNER, (AS TO LOTS 37 & 38) AS RECORDED IN VOL. 559, PG. 235, D.R.L.C.

LEGAL DESCRIPTION: LOTS 37, 38, 39, 40, AND 51, BLOCK 16, UNIT 3, TRINITY RIVER AND LAKE ESTATES, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 15 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



TITLE COMPANY:

281-328-3239

G.F. #: 2790014-H044

ISSUE DATE: JAN. 23, 2023



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 JANUARY 27, 2023 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: JOSE PEREZ AND JEZBETH PEREZ	
ADDRESS: COUNTY ROAD 2611	
www.survey1inc.com survey1@survey1inc.com	
FIELD CREW: RF	TECH: SF
DRAFTER: MC	FINAL CHECK: EF
DATE: FEB. 2, 2023	
JOB#	1-120217-23
Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382	