

TITLE COMPANY:



Fidelity National Title
Insurance Company

281-240-2808

O.F. #: FAH17002489-ST

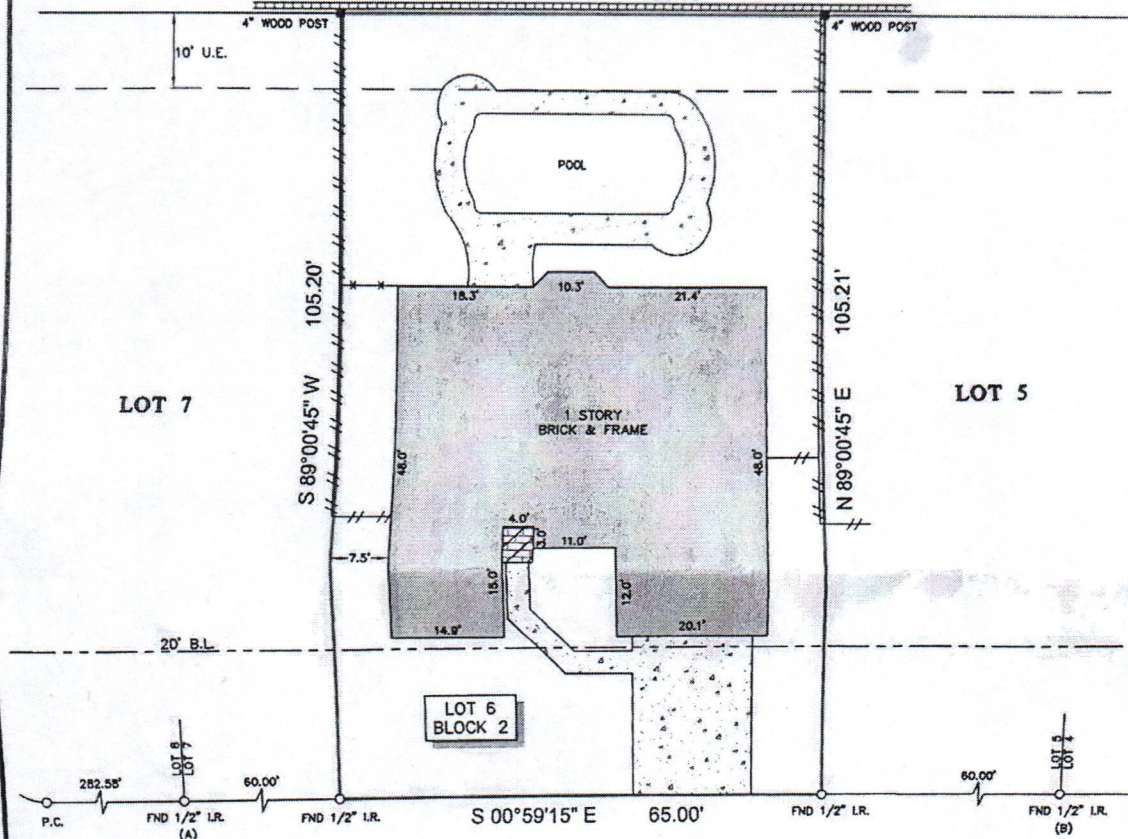
ISSUE DATE: APRIL 05, 2017

SCALE 1"=20'



PITTS ROAD
(80' R.O.W.)

N 01°00'03" W 65.00'



LOT 7

LOT 5

LOT 6
BLOCK 2

AUGUSTA DRIVE
(50' R.O.W.)

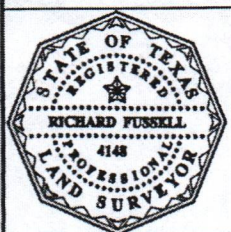
LEGEND

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
		CONCRETE
		COVERED AREA
		ROCK
		BRICK
		BRICK WALL FENCE
		WOOD
		METAL

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 ABOVE.
3. 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.
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 APRIL 05, 2017, UNDER G.F. NO. FAH17002489-ST.
7. AGREEMENT WITH H.L.&P. AS RECORDED IN CLERK'S FILE NO. 9246273, 9247371 AND 9415313.
8. A MINIMUM 10 FEET REQUIRED BETWEEN ALL HOUSES AS PER PLAT.

LEGAL DESCRIPTION: LOT 6, IN BLOCK 2, OF GROVE, SECTION 12, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1210/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



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 APRIL 14, 2017 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
RPLS#4148

CLIENT: CHARLIE EVANS FLYNT AND VICKI SUE FLYNT

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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:	MV	TECH:	AR
DRAFTER:	AR	FINAL CHECK:	SF
DATE:	4-14-17		
JOB#	4-53046-17		