

TITLE COMPANY:



Capital Title
A Shaddock Company

281-574-5539

G.F. #: 22-700996-KT

ISSUE DATE:
SEPTEMBER 2, 2022



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	265.00	109.38	N 42°50'28" E	108.81
C2	25.00	33.85	S 80°32'28" E	31.33
C3	485.00	137.06	S 55°50'38" E	138.81



LEANING OAK TRAIL
(70' R.O.W.)

SILENT CEDAR CIRCLE
(70' R.O.W.)

LOT 14

LOT 9
BLOCK 3

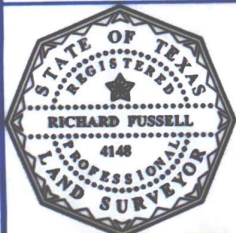
LOT 10

LEGEND

B.L. = BUILDING LINE	⊙ = SEPTIC LIDS
U.E. = UTILITY EASEMENT	—○— = FENCE
D.E. = DRAINAGE EASEMENT	—○— = METAL
☐ = CONCRETE	
▨ = COVERED AREA	

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, PARAGRAPHS (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 COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 2, 2022, UNDER G.F. NO. 22-700996-KT.

LEGAL DESCRIPTION: LOT 9, BLOCK 3, WHISPERING OAKS PARTIAL PLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20090025, OF THE MAP AND/OR 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 SEPTEMBER 13, 2022 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: TIMOTHY P. DUFFY AND CYNTHIA DUFFY
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Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Ahtn, TX 77512 | (281)393-1362

FIELD CREW: WT	TECH: ARH
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: SEP. 15, 2022	JOB#: 9-116615-22