

TITLE COMPANY:



First American Title

G.F. # 2958362-H043

ISSUE DATE: OCTOBER 10, 2025

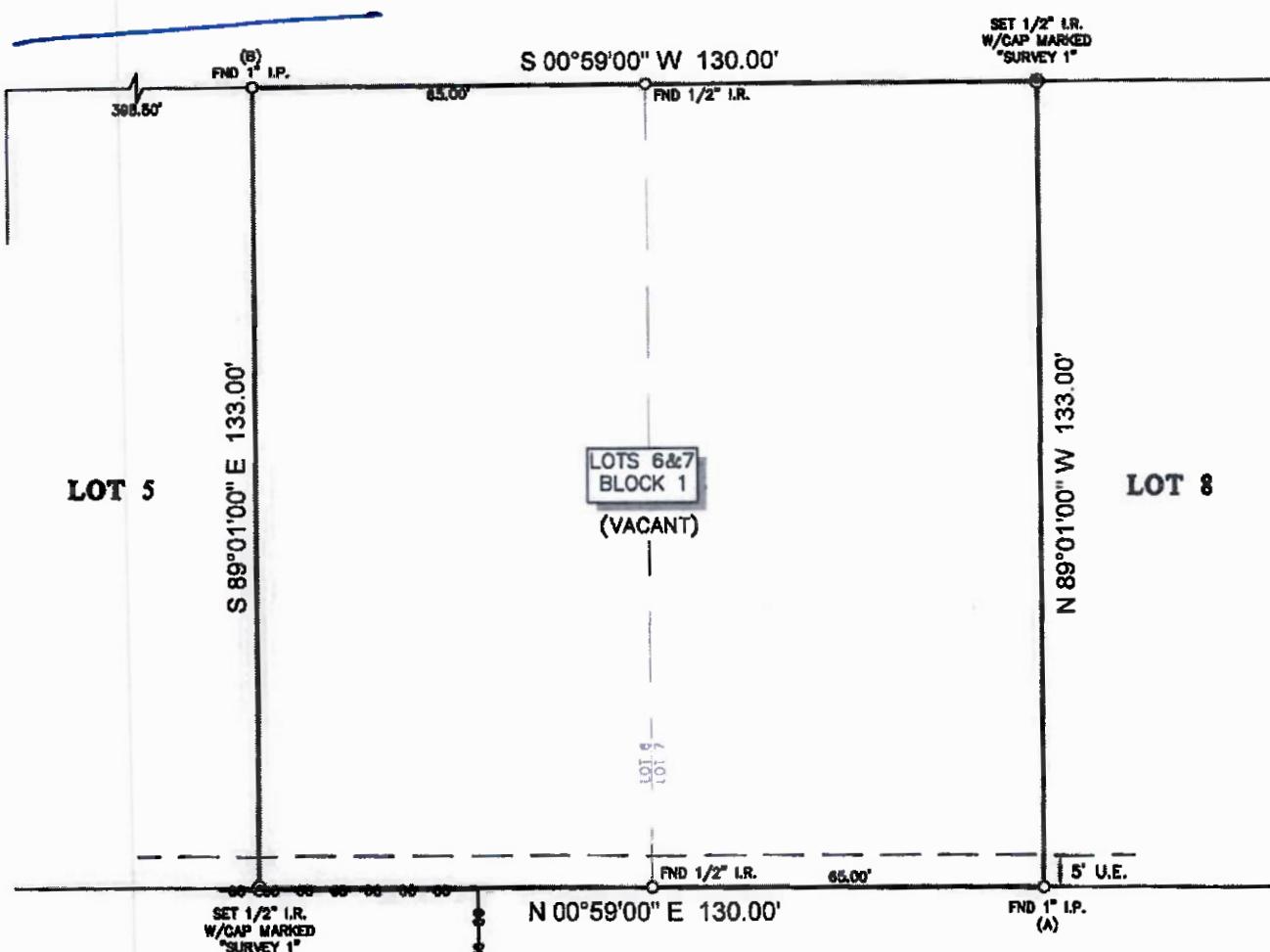
## LAND TITLE SURVEY

0' 15' 30' 60'

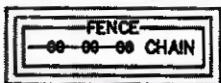
SCALE 1"=30'

1-5-2024

X

IDLE GLEN  
(60' R.O.W.)F.M. 1465  
(80' R.O.W.)LAZY CREEK ESTATES  
VOL. 5 PG. 155  
M.R.M.C.

## LEGEND



## NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- 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 OCTOBER 10, 2025 UNDER G.F. NO. 2958362-H043

LEGAL DESCRIPTION: LOTS 6 & 7, IN BLOCK 1, OF IDLE GLEN SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 163, OF THE MAP AND/OR RECORDS OF MONTGOMERY COUNTY, TEXAS.

	<p>SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 28, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IA, CONDITION III SURVEY, AND THAT THERE ARE NO ENROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.</p> <p>RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR</p> <p>RICHARD FUSSELL RPLS # 4148</p>	CLIENT: BRANDON GAUNCE
		ADDRESS: IDLE GLEN
		DRAFTER: JC FINAL CHECK: EF
		DATE: 11/03/2025
		JOB #: 10-158805-25

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382