



TITLE COMPANY:
PROVIDENCE
TITLE

713-840-1130
ISSUE DATE:
NOVEMBER 13, 2024

G.F. #: 133003901

LAND TITLE SURVEY

LINE	BEARING	DISTANCE
L1	S 16°58'58" W	16.05'
C1	500.00'	0.77'

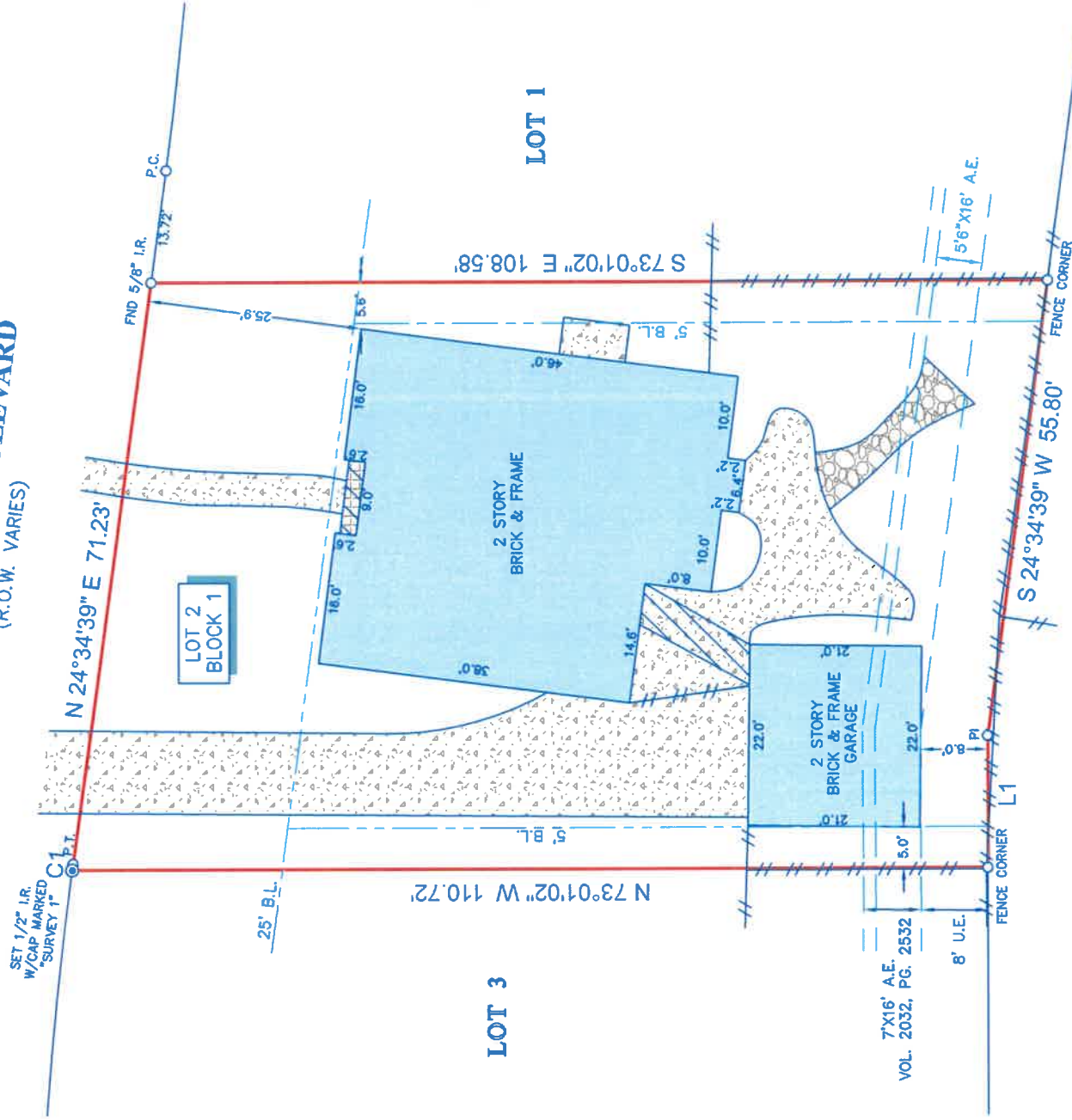
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	0.77'	0°05'14"	N 24°32'03" E	0.76'



SCALE 1" = 20'



KNIGHTSBRIDGE BOULEVARD
(R.O.W. VARIES)



OXFORD, SECTION 2
SLIDE NO. 957/A
P.R.F.B.C.

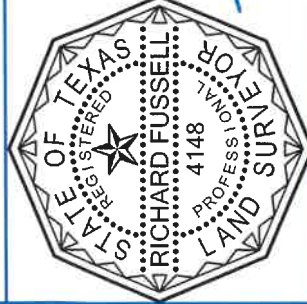
NOTES:

- 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 NOVEMBER 13, 2024, UNDER G.F. NO. 133003901.
- AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN VOLUME 2013, PAGE 1081.
- EASEMENT TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN VOLUME 2032, PAGE 2532.
- RULES AND REGULATIONS RECORDED UNDER VOL.(S) 1938, PG. 340 & VOL. 2003, PG. 1535 O.P.R.F.B.C.
- TERMS AND PROVISIONS RECORDED UNDER C.F. NO. 202006363 O.P.R.F.B.C.

LEGEND

B.L.	BUILDING LINE	TILE
U.E.	UTILITY EASEMENT	STONE
A.E.	AERIAL EASEMENT	FENCE
CONCRETE	CONCRETE	COVERED AREA
WOOD	WOOD	

LEGAL DESCRIPTION: LOT 2 IN BLOCK 1, OF OXFORD, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 909/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
I, THE PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE TRUE AND ACCURATE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 21, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY III SURVEY AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
4148

CUSTOMER: PAULA GOLAC AND BERNARDO QUIROGA
ADDRESS: 4407 KNIGHTSBRIDGE BOULEVARD

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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: JF WS
DRAFTER: MCV) EF
DATE: NOV. 26, 2024
JOB#: 11-143871-24

REVISED(B.L.): 12/4/2024