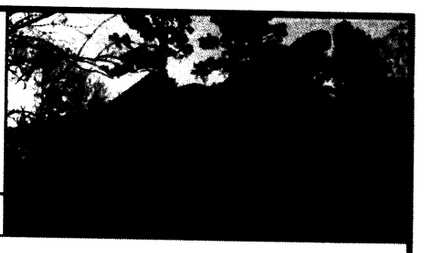
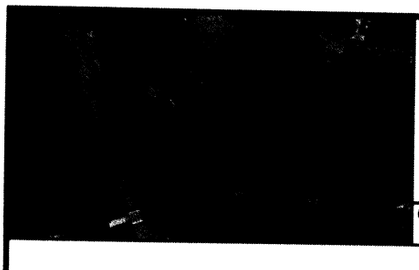
TITLE COMPANY:

TEXAS AMERICAN TITLE COMPANY

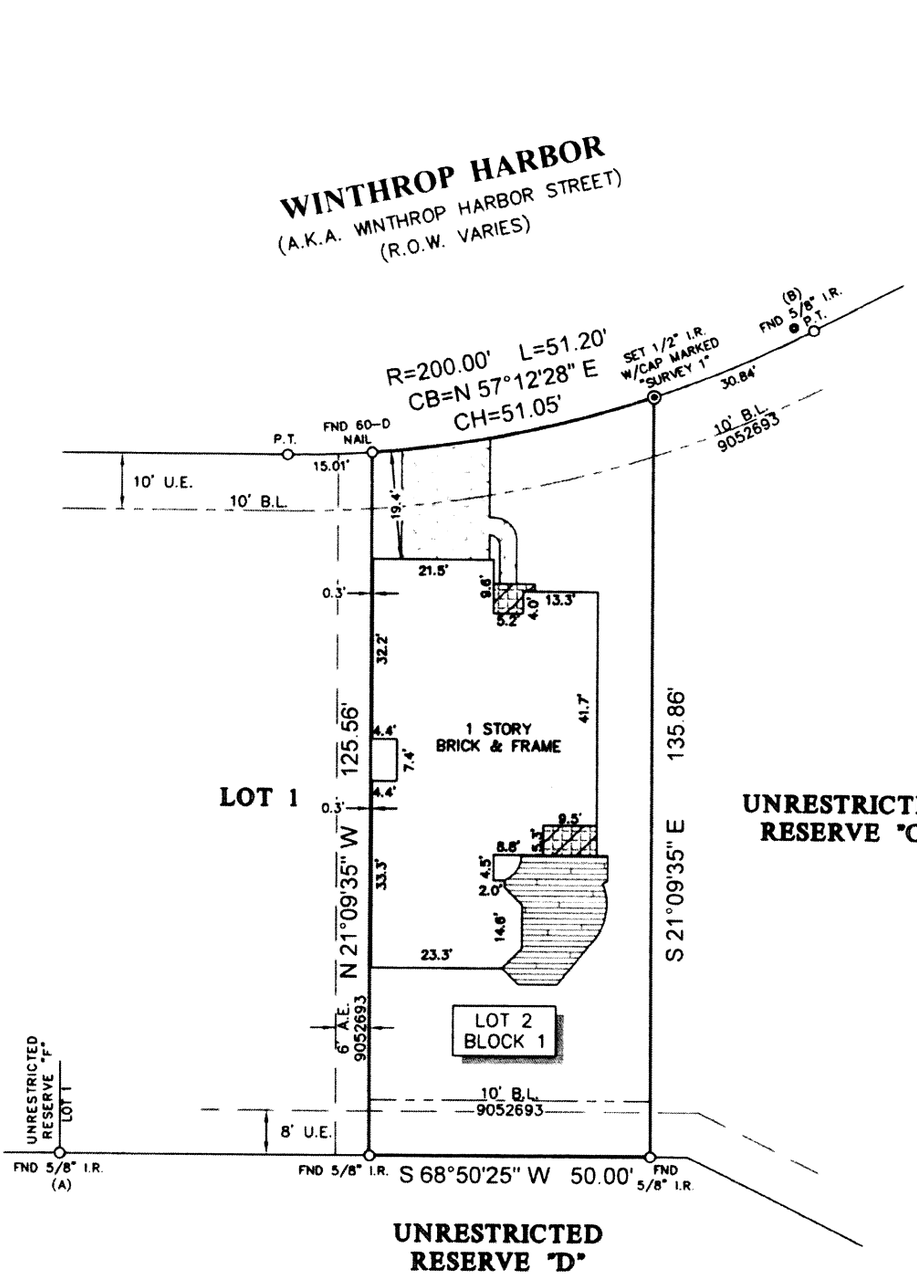
866-772-8813

G.F. #	ISSUE DATE:
2769519-00164	JANAURY 8, 2019





SCALE 1"=30'



LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = ACCESS EASEMENT

- TILE
- CONCRETE
- COVERED AREA
- WOOD DECK

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 TRUELINE TECHNOLOGIES AND TEXAS AMERICAN TITLE COMPANY 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 8, 2019, UNDER G.F. NO. 2769519-00164.
7. SERVICE UTILITY EASEMENT FIVE (5) FEET IN WIDTH, BEING 2-1/2 FEET ON EACH SIDE OF UNDERGROUND SERVICE LINES EXTENDING FROM THE SURFACE OF THE GROUND DOWNWARD BY INSTRUMENTS RECORDED UNDER COUNTY CLERK'S FILE NO. 9052693 R.P.R.M.C.
8. EASEMENT AGREEMENT AS RECORDED UNDER C.F. NOS. 2008-082625 AND REFILED UNDER 2009-090643 AND 2013090459.

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF BENTWATER, SECTION FIFTEEN, A SUBDIVISION IN THE JAMES J. FOSTER, A-203, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SHEETS 113-A THROUGH 114-A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

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 21, 2019 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: DIEDRE LAMBERT AND ALTA MCCREHAN

ADDRESS: 8 WINTHROP HARBOR (A.K.A. WINTHROP HARBOR STREET)

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survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JR	EF
DRAFTER:	FINAL CHECK:
JB/LT	EF

DATE: 1-21-19

JOB# 1-69649-19