



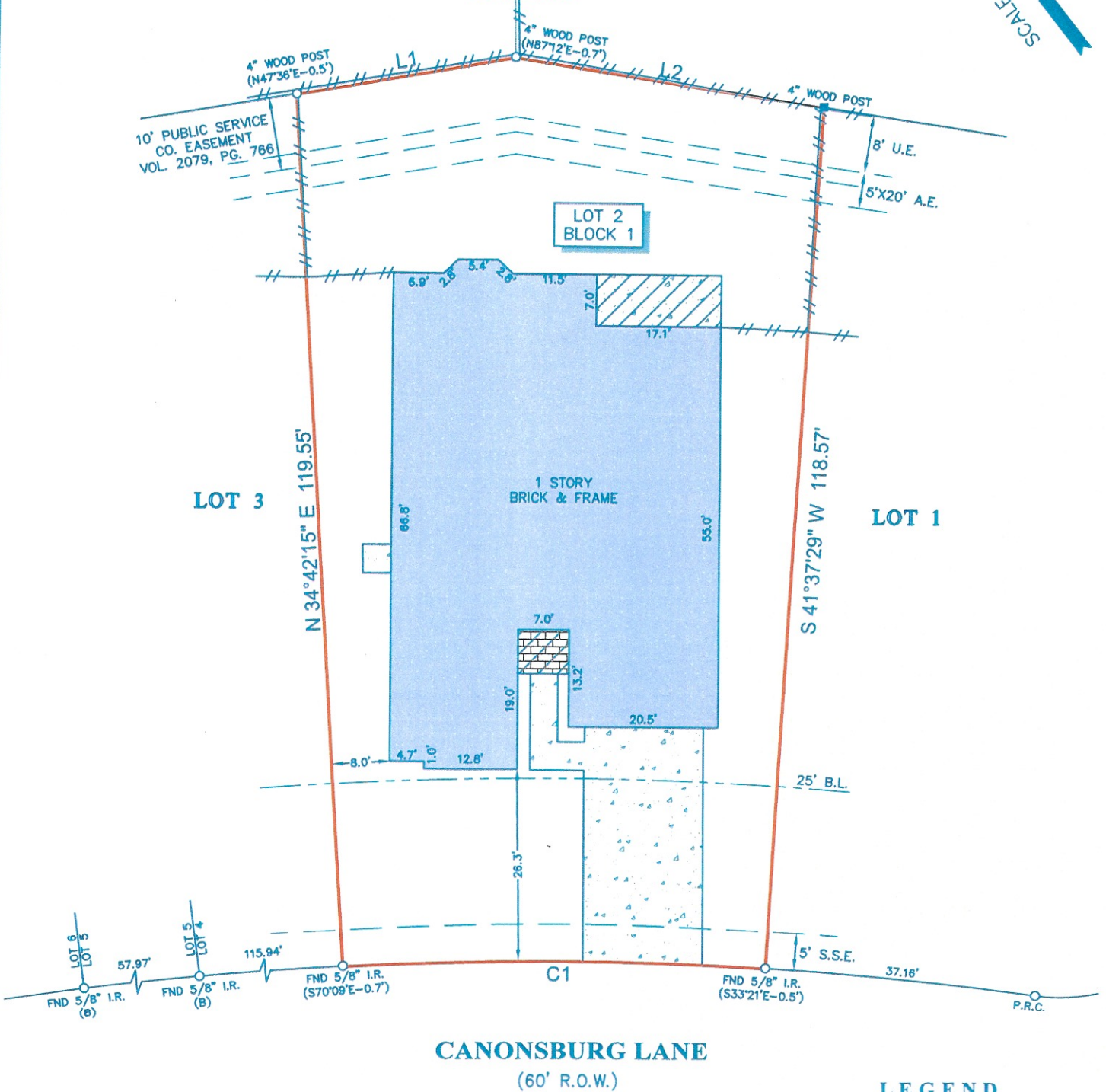
TITLE COMPANY:
Texas American
 TITLE COMPANY
 832-775-1157
 G.F. #: 2782523-04574 ISSUE DATE: JULY 27, 2023



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	480.00'	57.97'	N 51°50'08" W	57.94'

LINE	BEARING	DISTANCE
L1	S 61°54'43" E	30.44'
L2	S 43°22'13" E	42.80'

CLAREMONT PARK
 SECTION 4
 LOT 3 VOL.18 PG. 959 LOT 1
 M.R.G.C.

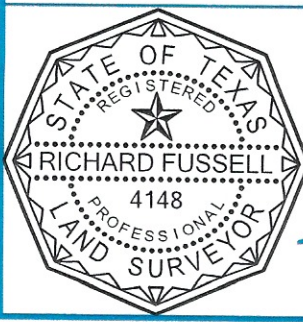


- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - 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 JULY 27, 2023, UNDER G.F. NO. 2782523-04574.

LEGEND

B.L.	= BUILDING LINE	BRICK	BRICK
U.E.	= UTILITY EASEMENT	FENCE	--- FENCE
A.E.	= AERIAL EASEMENT	WOOD	/// WOOD
S.S.E.	= SANITARY SEWER EASEMENT		
CONCRETE			
COVERED AREA			

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF CLAREMONT PARK, SECTION 5, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 1050 OF THE MAP RECORDS OF GALVESTON 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 JULY 28, 2023 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
 RPES# 4148

CLIENT: DANIEL HECKER AND ALLISON HALLORAN
 ADDRESS: 4414 CANONSBURG LANE

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 Your Land Survey Company
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FIELD CREW: JJ	TECH: SF
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: AUG. 2, 2023	
JOB# 7-126291-23	