



TITLE COMPANY:

GREAT AMERICAN
 TITLE COMPANY
 DEBORAH (DEEDEE) GRIFFITH | 281-569-9922
 G.F. #: 2213277 | ISSUE DATE: JANUARY 3, 2024



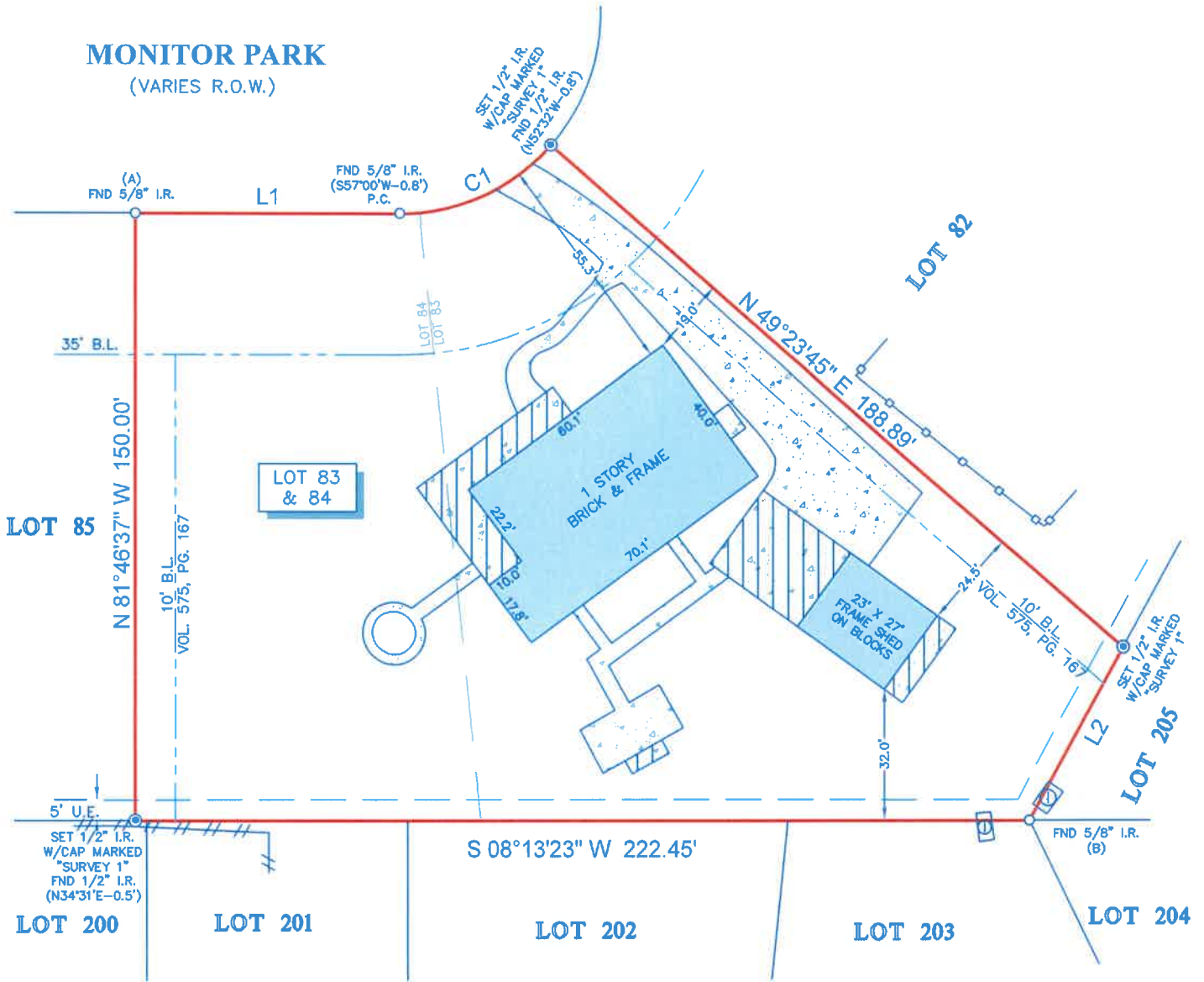
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	42.61'	N 16°11'26" W	41.33'

LINE	BEARING	DISTANCE
L1	N 08°13'23" E	65.86'
L2	S 53°14'11" E	48.64'

SCALE 1"=40'



MONITOR PARK
(VARIES R.O.W.)



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 JANUARY 3, 2023, UNDER G.F. NO. 2213277.
- BOUNDARY LINE ENCROACHMENT AS RECORDED IN C.F. NO. 9826116.
- EASEMENT AS RECORDED IN C.F. NO. 8531332 (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGEND

INLET	B.L. = BUILDING LINE
CONCRETE	U.E. = UTILITY EASEMENT
COVERED AREA	FENCE
	WOOD
	METAL

LEGAL DESCRIPTION: LOTS 83 AND 84, OF REPLAT OF RIVER PLANTATION, SECTION 1, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 6, PAGE 51 OF THE MAP/PLAT RECORDS OF MONTGOMERY 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 JANUARY 5, 2024 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
 RPL# 4148

CLIENT: GEORGE CLIDIENST AND TAMMY CLIDIENST
 ADDRESS: 502 MONITOR PARK

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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: CM	TECH: ET
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JAN. 10, 2024	
JOB# 1-130690-24	