TITLE COMPANY:

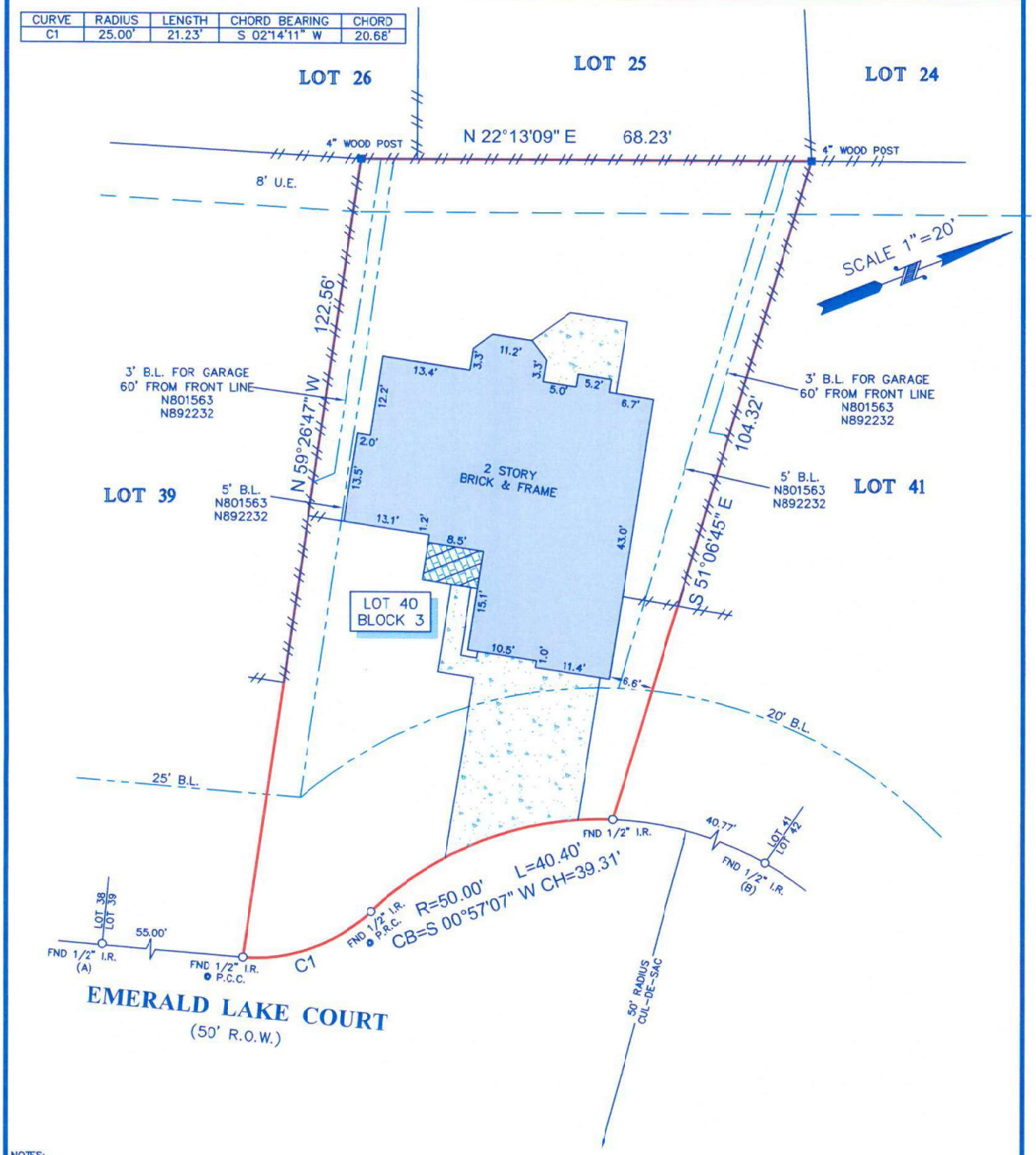
TEXAS AMERICAN TITLE COMPANY

866-772-8813

G.F. #: 7210-17-1071

ISSUE DATE: JAN. 30, 2017

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	21.23'	S 02°14'11" W	20.68'



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 THE TITLE INSURANCE COMPANY LISTED ABOVE 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 JAN. 30, 2017, UNDER G.F. NO. 7210-171071.
7. AGREEMENT WITH H.L.&P. AS RECORDED IN CLERK'S FILE NO. N811245.
8. 2' EASEMENT CENTERED ALONG UNDERGROUND WIRE FOR AUDIO & VIDEO COMMUNICATION SERVICES AS RECORDED IN INSTRUMENT N801536 AND AMENDED UNDER N892323.
9. EASEMENT RIGHTS RESERVED, AS SET FORTH BY INSTRUMENT RECORDED UNDER HARRIS COUNTY, CLERK FILE NO. P160126 AND P161425.

LEGAL DESCRIPTION: LOT 40, IN BLOCK 3, OF BAY POINTE, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 352150 OF THE MAP RECORDS OF HARRIS 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 FEB. 07, 2017 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: MATTHEW MCADOO AND KIMBERLY MCADOO

ADDRESS: 1807 EMERALD LAKE COURT

www.survey1inc.com
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: JR	TECH: AR
DRAFTER: AR	FINAL CHECK: SF
DATE: 2-7-17	
JOB#: 2-51427-17	