TITLE COMPANY:

stewart

JANE MATHEWS 281-357-8277

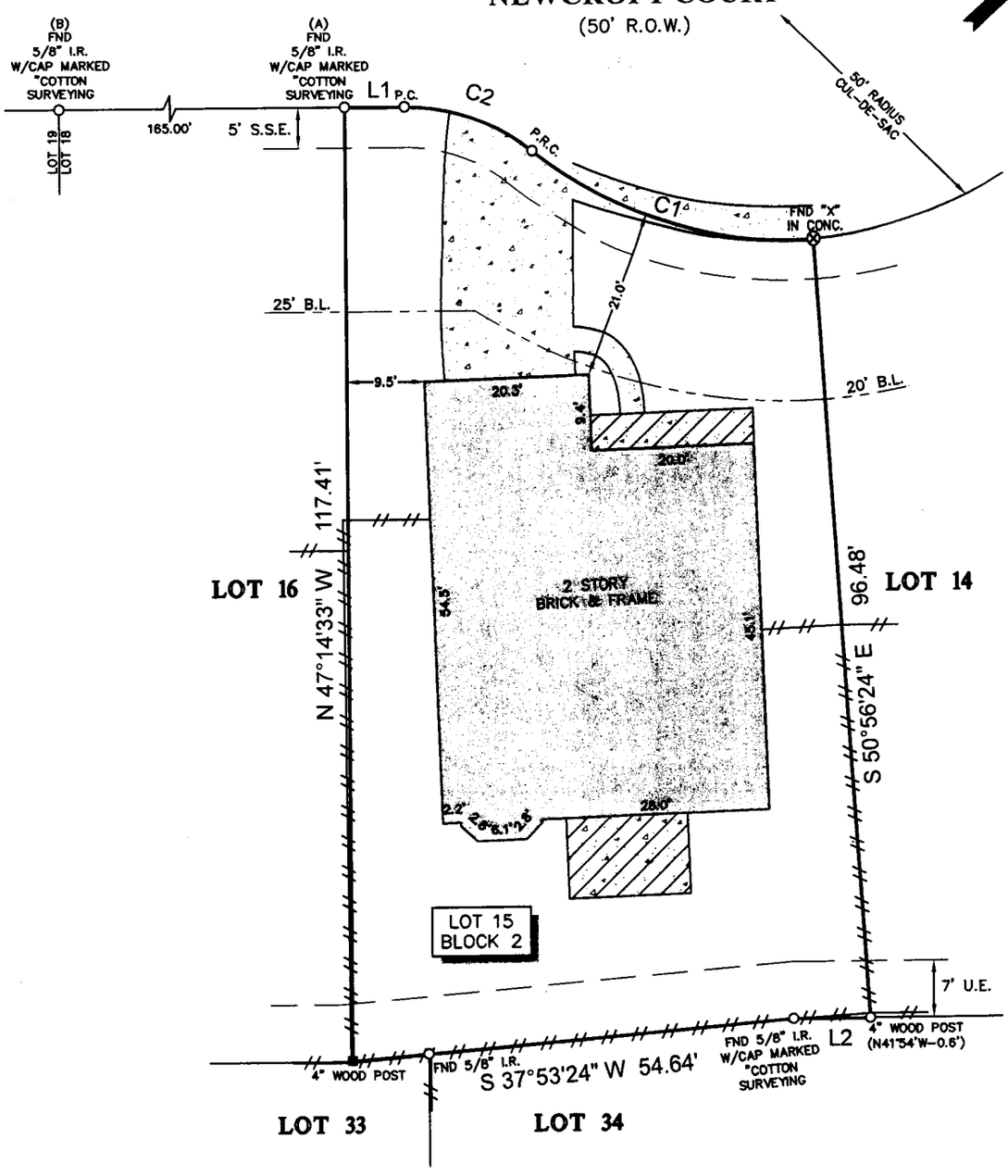
G.F. #: 1503215

ISSUE DATE: JANUARY 20, 2022

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	37.14'	N 60°20'22" E	36.29'
C2	25.00'	16.96'	N 62°11'17" E	16.63'

LINE	BEARING	DISTANCE
L1	N 42°45'27" E	7.38'
L2	S 42°45'27" W	9.45'

SCALE 1"=20'



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. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
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 JANUARY 20, 2022, UNDER G.F. NO. 1503215.
7. AGREEMENT UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NO. Z-262928.

LEGEND

CONCRETE
COVERED AREA
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
FENCE
WOOD

LEGAL DESCRIPTION: LOT 15, IN BLOCK 2, OF INVERNESS ESTATES SEC. 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 599150 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 JANUARY 25, 2022 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: BRET A. BOURDON AND GABRIELLE BOURDON

ADDRESS: 9011 NEWCROFT COURT

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

FIELD CREW: NG	TECH: ET
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JAN. 26, 2022	
JOB#: 1-107284-22	