

Page 1 of 2 in order 150356  
File number: 2771021-02681

Completed: 4/8/2021  
Surveyed: 4/8/2021

Lender: MORTGAGE RESEARCH CENTER, LLC DBA  
VETERANS UNITED HOME LOANS  
Buyer: DOUGLAS R BLACK AND ALASHA C BLACK  
Seller: RAYMOND J. DAVIS AND TIFFANY A. DAVIS

COMMUNITY NUMBER: 48157C  
PANEL: 0120 SUFFIX: L  
INDEX DATE: 04/02/14  
F.I.R.M DATE: 04-02-14  
ZONE: X

Premises: 4010 ADOBE ARCH CT, RICHMOND, TEXAS 77406 FORT BEND

Description of encroachments, violations or other points of interest at the time of the inspection:  
**NONE VISIBLE**



**CERTIFIED TO:** TEXAS AMERICAN TITLE COMPANY, MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS

**LEGAL DESCRIPTION:** LOT 4, BLOCK 6, LAKES OF MISSION GROVE, SECTION 1, BOOK , PAGE , PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

**TRU**ELINE TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRU  
ELINE TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES  
NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS  
SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

**PRINTING PROCEDURES:** BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE  
REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER  
PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.



TITLE COMPANY:



TEXAS AMERICAN TITLE COMPANY

866-772-8813

ISSUE DATE: MARCH 31, 2021

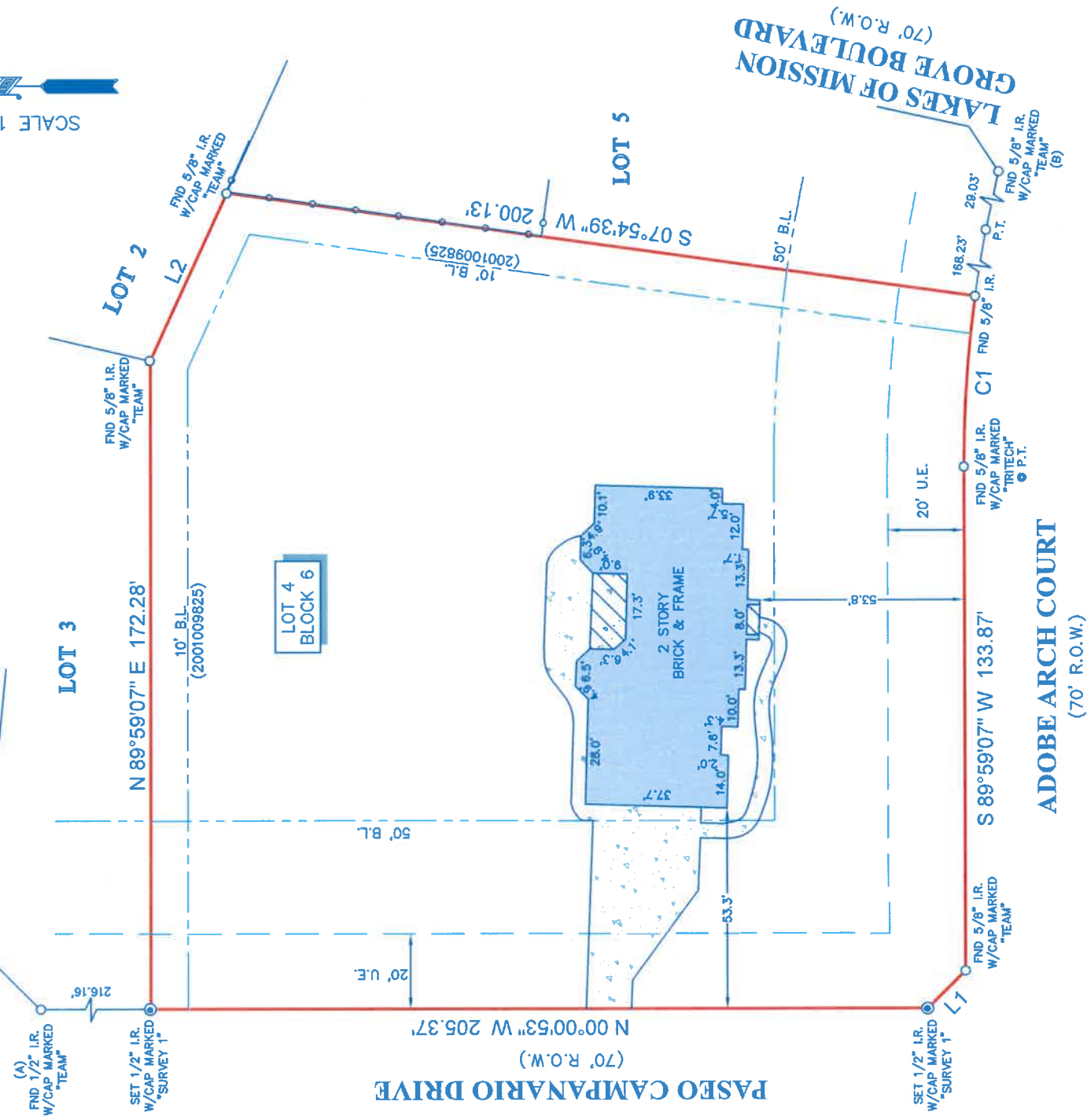
G.F. #: 2771021-02681



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	LINE	BEARING	DISTANCE
C1	328.00'	45.37'	N 86°03'07" W	45.34'	L1	N 45°00'53" W	14.14'
					L2	S 65°28'16" E	48.83'

## PASEO ROYALE BOULEVARD

(70' R.O.W.)



**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 TRUENINE TECHNOLOGIES AND THIS 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 MARCH 31, 2021, UNDER G.F. NO. 2771021-02681.
7. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH RELJANT ENERGY HL & P COMPANY, AS PROVIDED FOR IN INSTRUMENT FILED FOR RECORD UNDER FORT BEND CLERK'S FILE NO. 20202890353.
8. EASEMENT AS RECORDED UNDER G.F. NO. 2001009825 O.P.R.F.B.C.

LEGAL DESCRIPTION: SURFACE ESTATE ONLY OF LOT 4 IN BLOCK 6 OF LAKES OF MISSION GROVE, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NOS. 1944/B, 1945/A & 1945/B OF THE PLAT RECORDS OF FORT BEND 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 COMPLETION OF THIS SURVEY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

  
 RICHARD RUSSELL  
 P.L.S. 4148

**CLIENT:**

DOUGLAS R BLACK AND ALASHA C BLACK

ADDRESS: 4010 ADOBE ARCH COURT

www.survey1inc.com  
 survey1@survey1inc.com



**Survey 1, Inc.**  
 Your Land Survey Company

Firm Registration No. 100759-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JO	SF
DRAFTER:	FINAL CHECK:
MC(V)	EF
DATE:	APR. 8, 2021
JOB#	4-95251-21

**LEGEND**

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