


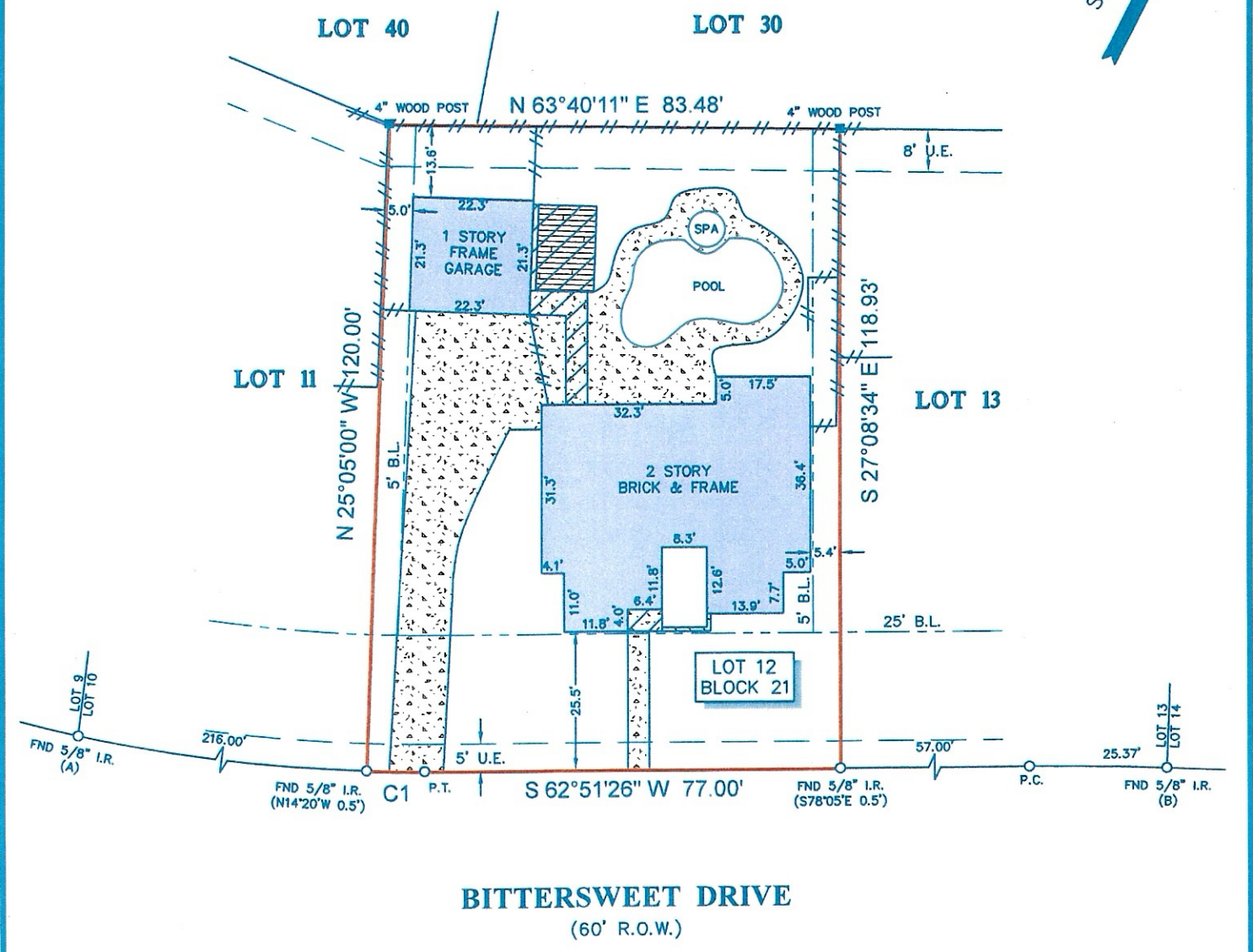


TITLE COMPANY:  
 **Capital Title**<sup>SM</sup>  
 A Shaddock Company

281-903-7908  
 G.F. #: 23-745304-SG      ISSUE DATE: 06-16-23



SCALE 1" = 30'



**BITTERSWEET DRIVE**  
 (60' R.O.W.)

**LEGEND**

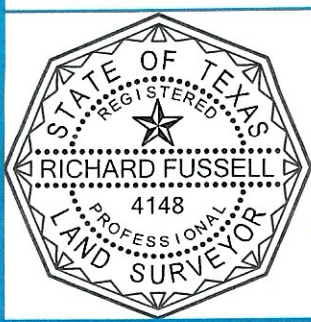
	CONCRETE		FENCE
	COVERED AREA		WOOD
	WOOD DECK		B.L. = BUILDING LINE
	BRICK WALL		U.E. = UTILITY EASEMENT

**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 06-16-23, UNDER G.F. NO. 23-745304-SG.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	300.00'	10.78'	S 63°53'13" W	10.78'

LEGAL DESCRIPTION: LOT 12, IN BLOCK 21, OF PECAN GROVE PLANTATION, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 6, 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 JUNE 21, 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  
 RPLS # 4148

CLIENT: ERIC VICHI  
 ADDRESS: 1402 BITTERSWEET DRIVE

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 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: JO	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: 06-23-23	
JOB# 6-124902-23	