

TITLE COMPANY:

REID, STRICKLAND & GILLETTE

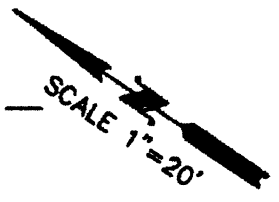
EST. 1927

281-422-8168

G.F. # RSG1900208

ISSUE DATE: MARCH 21, 2019

4.7433 ACRES
TEXAS HOME DEVELOPMENT CORPORATION TO STATE OF TEXAS
DECEMBER 19, 2017, 253rd. DISTRICT COURT
CASE No. CV30809 C.C. COURT RECORDS (F.M. 1409, VARIABLE WIDTH R.O.W.)



25' CITY OF MONT
BELVIEU, TEXAS U.E.
VOL. 1818, PG. 693
O.R.C.C.

Existing
8 ft
Block Wall
Rear
Property
Line

S 34°44'32" E 75.00'

FND 5/8" I.R.
W/CAP MARKED
"ERS 5063"

FND 1/2" I.R.
W/CAP MARKED
"SURVEY 1" ON
1.00' OFFSET

FND 1/2" I.R.
W/CAP MARKED
"SURVEY 1" ON
1.00' OFFSET

14' U.E.

14 ft UE Waived
By City & Utilities

20' B.L.

6 ft
Wood
Fence

31.5 ft

6 ft
Wood
Fence

90 lin ft Drains
S/C & S/L
Gate
This Side
LOT 17

11' 38"
N 55°19'44" E
8 ft
Access
this Side

Walters Residence
9810 Santa Anita Dr
Mont Belvieu 77523

2 STORY
BRICK & FRAME
W/STONE

Gas Meter

Elec Meter

Pool
Equipment

LOT 19

Contractor
Precision
Pools & Spas
281-265-2774

Driveway
Extension

Existing
Driveway
Extension

Curve
Around
Data
Utilities

10'

25' B.L.

21.4'

N 34°40'16" W 75.00'

10' W.L.E.
75.00'

FND 5/8" I.R.
W/CAP MARKED
"ERS 5063"
(A)

FND 5/8" I.R.
W/CAP MARKED
"ERS 5063"

FND 5/8" I.R.
W/CAP MARKED
"ERS 5063"

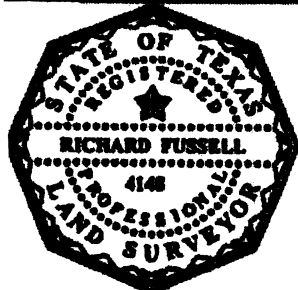
FND 5/8" I.R.
W/CAP MARKED
"ERS 5063"
(B)

SANTA ANITA DRIVE
(50' 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.
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 MARCH 21, 2019, UNDER G.F. NO. RSG1900208.
7. SHORT FORM EASEMENT AS RECORDED IN VOL. 1757, PG. 120 O.P.R.C.C.
8. AGREEMENT WITH CENTERPOINT ENERGY AS RECORDED IN VOL. 1757, PG. 403 & 2017124441 O.P.R.C.C.

LEGAL DESCRIPTION: LOT 18, IN BLOCK 1, OF LAKES OF CHAMPIONS ESTATES, SECTION 2B, PHASE 2, AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2018129497, OF THE MAP/PLAT RECORDS OF CHAMBERS 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 MAR. 21, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: RONALD L. WALTERS
ADDRESS: 9810 SANTA ANITA DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Ada, TX 75820

FIELD CREW: JR	TECH: RK
DRAFTER: RK	FINAL CHECK: EF
DATE: MAR. 25, 2019	
JOB#	