

TITLE COMPANY:

# REID, STRICKLAND & GILLETTE

est. 1927

REAGAN OLIVER

281-422-8166

G.F. #

2449122

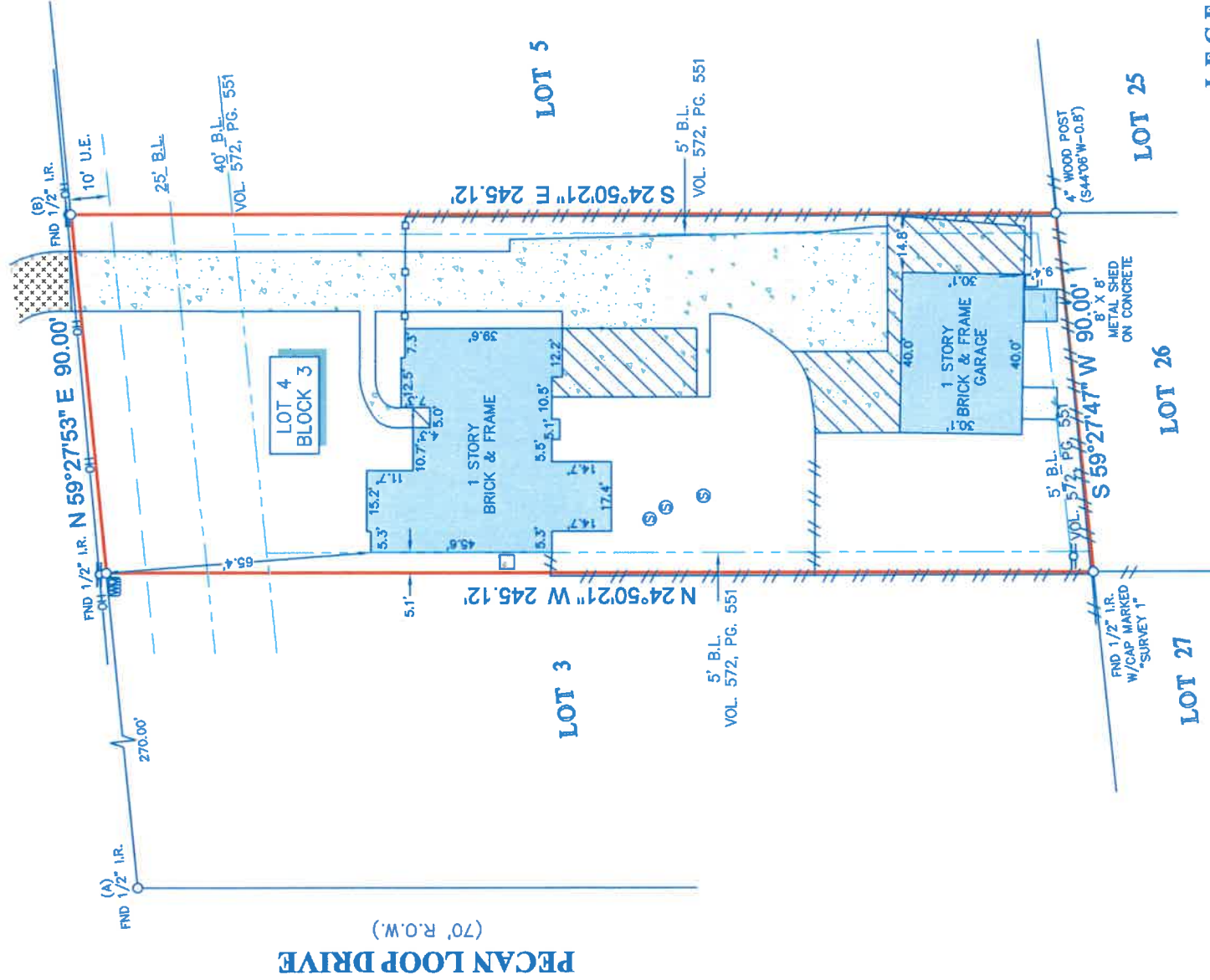
ISSUE DATE:

OCTOBER 8, 2024

## LAND TITLE SURVEY

### RIVER OAKS DRIVE

(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 SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON 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 OCTOBER 2, 2024, UNDER G.F. NO. 2449122.

**LEGEND**

B.L.	BUILDING LINE	□	GRAVEL
U.E.	UTILITY EASEMENT	—	SEPTIC LIDS
—	POWER POLE	—	FENCE
—	WATER METER	—	COVERED AREA
—	CONCRETE	—	WOOD
—	CONCRETE	—	METAL

LEGAL DESCRIPTION: LOT 4, IN BLOCK 3, OF RIVER OAKS SUBDIVISION, AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME B, PAGE 89 OF THE 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 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 8, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY; AND THAT THESE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

*Richard Fussell*  
 RICHARD FUSSELL  
 PLS# 4148

CLIENT:

LEXI ANN GONDESEN AND PATRICK JOHN GONDESEN

ADDRESS:

302 RIVER OAKS DRIVE

www.survey1inc.com  
 survey1@survey1inc.com

FIELD CREW:

LG

TECH: WS

DRAFTER: MC(V)

FINAL CHECK: EF

DATE:

OCT. 11, 2024

JOB#

10-142223-24

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

Firm Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382