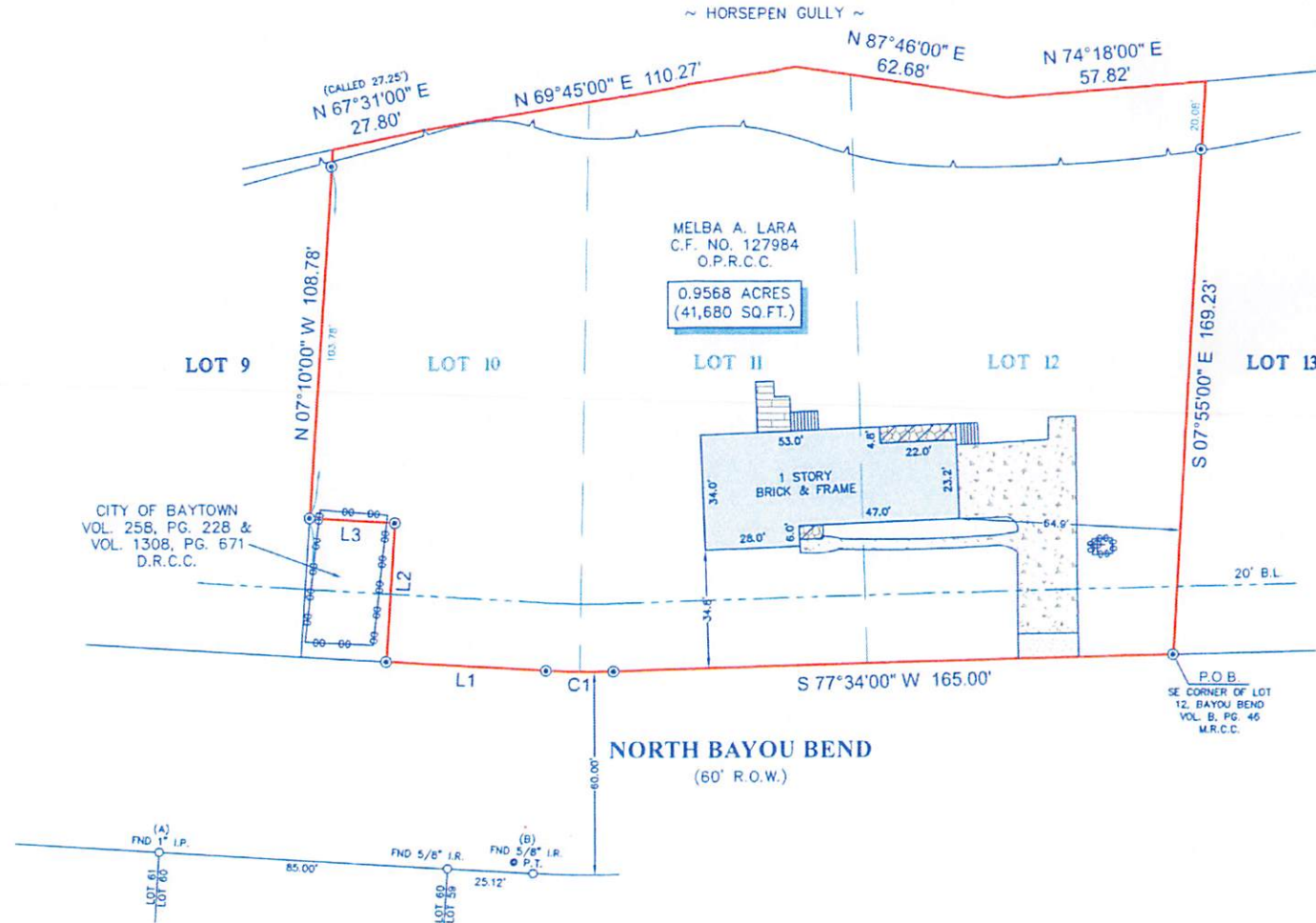


JACOB ARMSTRONG
SURVEY
ABSTRACT 2



SCALE 1"=40'

LEGEND

	CONCRETE		STONE
	COVERED AREA		STEPS
	WOOD DECK		GRAVEL
	FENCE		WATER WELL
	CHAIN LINK		APPROXIMATE HIGH BANK
	BUILDING LINE		SET 1/2" I.R.
	W/CAP MARKED "SURVEY 1"		

LINE	BEARING	DISTANCE
L1	S 82°50'00" W	46.80'
L2	N 07°10'00" W	41.00'
L3	S 82°50'00" W	25.00'

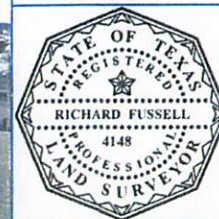
CURVE	RADIUS	ARC	CHORD	BEARING	CHORD
C1	217.44'	20.00'	S 60°12'00" W	19.98'	

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 BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 20, 2018, UNDER G.F. NO. 1707118772.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.9568 ACRES (41,680 SQUARE FEET), SITUATED IN THE JACOB ARMSTRONG SURVEY, ABSTRACT 2, CHAMBERS COUNTY, TEXAS, BEING LOTS 11, 12 AND PART OF LOT 10, OF BAYOU BEND SUBDIVISION, AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME B, PAGE 46 OF THE MAP/PLAT RECORDS OF CHAMBERS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S 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 MARCH 8, 2019, 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.



CLIENT:
MELBA A. LARA

ADDRESS:
203 NORTH BAYOU BEND

www.survey1inc.com
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: JR
TECH: EF

DRAFTER: RK
FINAL CHECK: SF

DATE: MAR. 19, 2019

JOB# 3-70916-19

TITLE COMPANY:

stewart
title guaranty company

713-410-7082

G.F. # 1707118772

ISSUE DATE: DECEMBER 20, 2018

