



TITLE COMPANY:



972-797-9945

G.F. #:

487610

ISSUE DATE:

SEPTEMBER 15, 2022

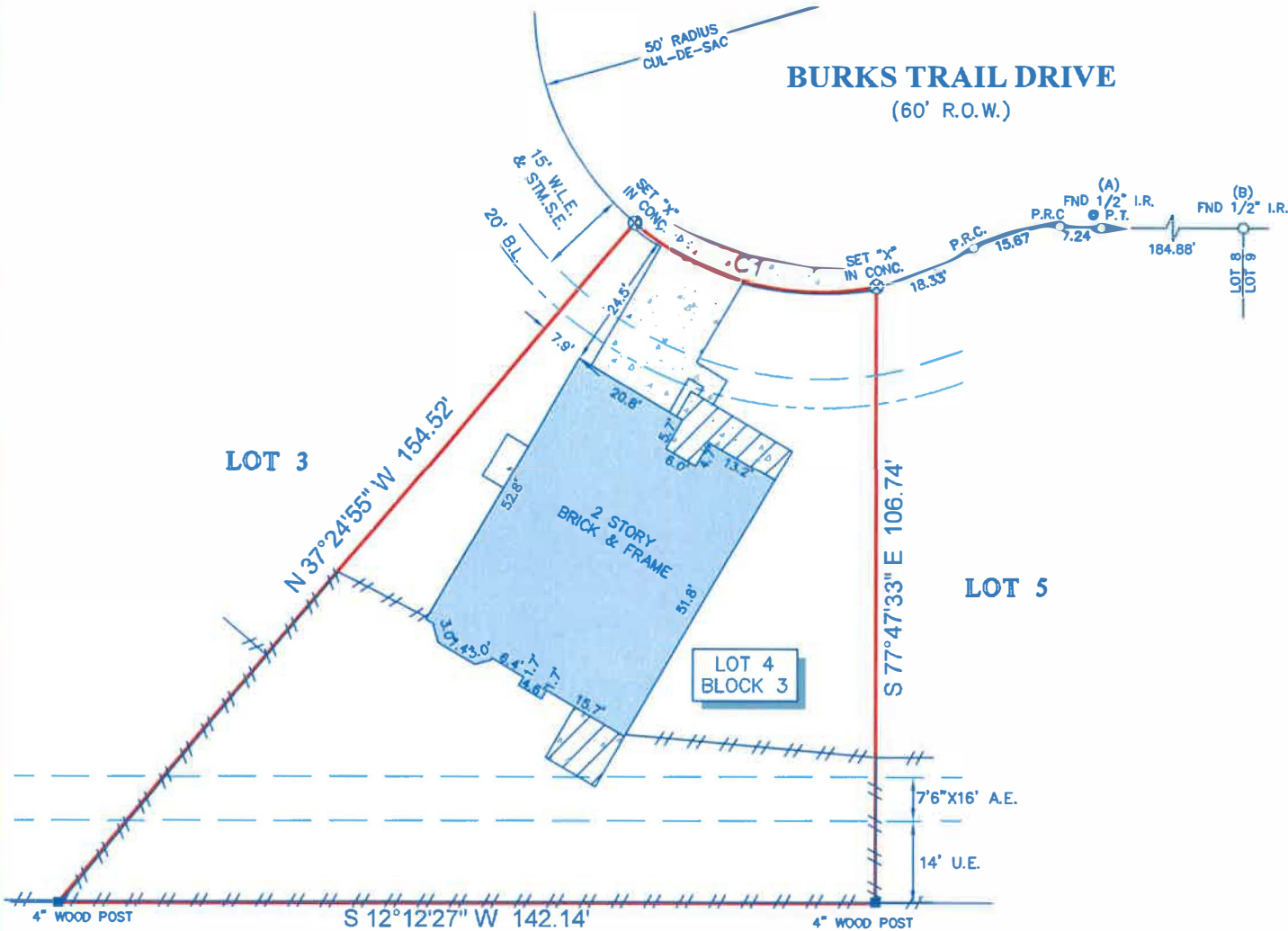


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	44.95'	N 26°49'41" E	43.45'

SCALE 1"=30'



BURKS TRAIL DRIVE
(60' R.O.W.)



SAVENOL INC
F.C. NO. 494-10-2107
O.P.R.M.C.

Initial DS
[Signature] SM

LEGEND

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
A.E.	=	AERIAL EASEMENT
W.L.E.	=	WATER LINE EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
	=	CONCRETE
	=	COVERED AREA
	=	FENCE
	=	WOOD

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 SEPTEMBER 15, 2022, UNDER G.F. NO. 487610.
- EASEMENTS AS RECORDED IN C.F. NOS. 2010048784, 2010048785, 2010212775, 2011007707, 2011068652 & 2012041824. (DOES NOT APPLY TO SUBJECT PROPERTY)
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGAL DESCRIPTION: LOT 4, IN BLOCK 3, OF AUBURN TRAILS AT OAKHURST SECTION 3, A SUBDIVISION OF 10.99 ACRES OF LAND LOCATED IN THE MARY OWENS SURVEY, A-405, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 1911 OF THE MAP RECORDS OF MONTGOMERY 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 SEPTEMBER 18, 2022 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
REPLS# 4148

CLIENT:

OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY

ADDRESS:

24245 BURKS TRAIL DRIVE

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:	TECH:
MW	RK
DRAFTER:	FINAL CHECK:
MC(V)	EF
DATE:	
SEP. 20, 2022	
JOB#	
9-116805-22	