



TITLE COMPANY:



First American Title

281-328-3239

G.F. #

2934339-H044

ISSUE DATE:

MAY 23, 2025

LAND TITLE SURVEY

SCALE 1"=30'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00	33.00	9°27'14"	N 60°59'37" E	32.96

LINE	BEARING	DISTANCE
L1	N 56°16'00" E	38.79
L2	S 69°26'49" W	21.17

HURST WOOD DRIVE
(60' R.O.W.)

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 SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- 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 MAY 23, 2025, UNDER G.F. NO. 2934339-H044.
- AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NO. E294365.
- AGREEMENT FOR CABLE TV AS RECORDED IN CLERK'S FILE NO. H083790.
- BROADBAND CABLE AND COMMUNICATIONS RECORDED UNDER C.F. NO. H156768 O.P.R.H.C. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT)

LEGEND

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

LEGAL DESCRIPTION: LOT 41, BLOCK 3, PINEHURST OF ATASCOCITA, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 206, PAGE 55, OF THE MAP AND/OR PLAT RECORDS OF HARRIS 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 MAY 27, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.


RICHARD FUSSELL
RPLS# 4148

CLIENT:

KASSIDY GREEN

ADDRESS:

19614 HURST WOOD DRIVE



Survey 1, Inc.
Your Land Survey Company

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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JO	TECH: ARH
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: MAY 29, 2025	
JOB# 5-151220-25	