

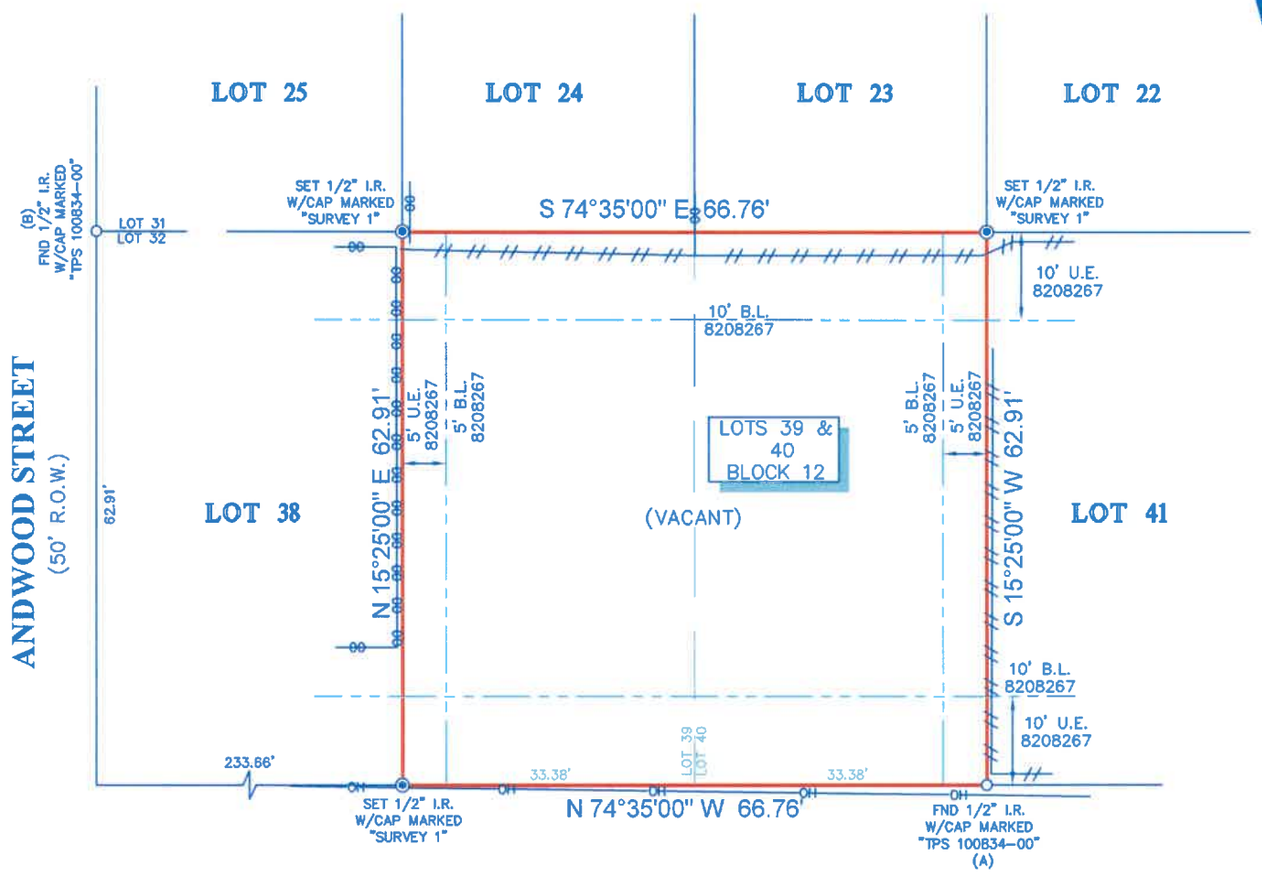
TITLE COMPANY:
Capital Title SM
A Shaddock Company
832-534-4190

G.F. #:	ISSUE DATE:
24-815471-WW	AUGUST 12, 2024



LAND TITLE SURVEY

0' 10' 20' 40'
SCALE 1"=20'



ANDWOOD STREET
(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 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 AUGUST 12, 2024, UNDER G.F. NO. 24-815471-WW.
7. EASEMENT RECORDED IN C.F. NO. 8254369 O.P.R.M.C. (DOES NOT APPLY TO THE SUBJECT PROPERTY)

LEGEND

—OH— OVERHEAD UTILITY LINES
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
FENCE
-//-//-//- WOOD
-00-00-00- CHAIN

LEGAL DESCRIPTION: LOTS 39 AND 40, IN BLOCK 12, OF WALNUT COVE, SECTION ONE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 181-B OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

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 AUGUST 16, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: TEXAS LIBERTY HOLDINGS, LLC

ADDRESS: ANDWOOD STREET

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:
TR	ARH
DRAFTER:	FINAL CHECK:
MC(V)	EF

DATE: AUG. 21, 2024

JOB#: 8-139687-24