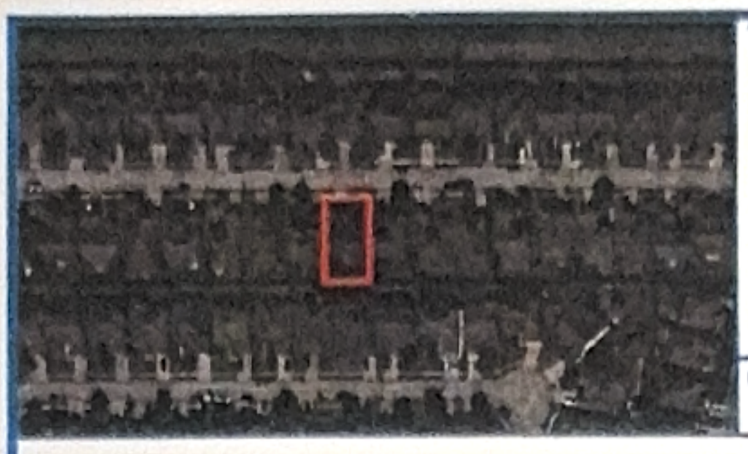


TITLE COMPANY:

WFG National Title Company
a Williston Financial Group company

281-210-0375

G.F. #: 22-357147

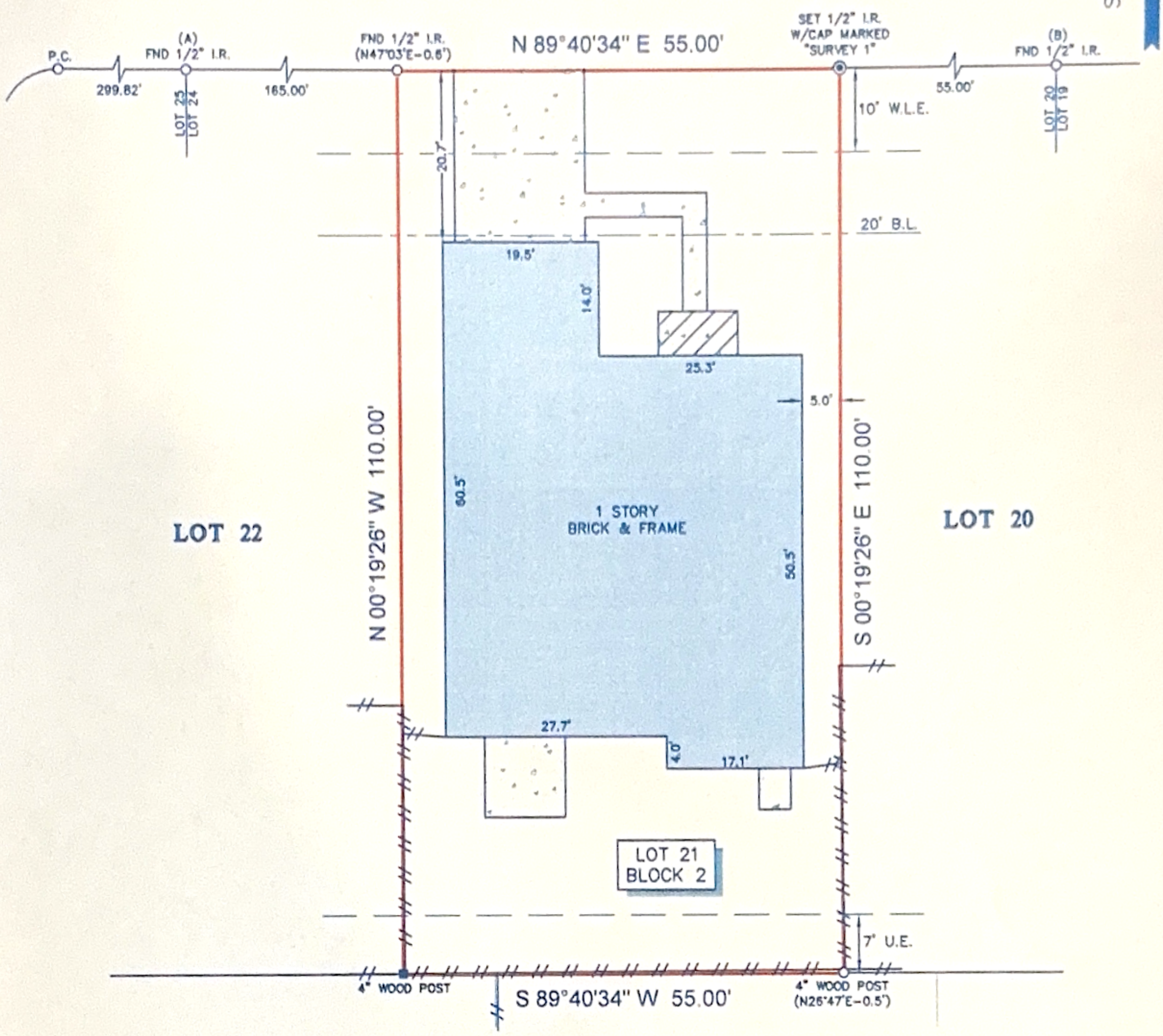
ISSUE DATE: MARCH 7, 2022



SCALE 1"=20'

LEGENDS CREEK DRIVE

(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 LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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 MARCH 7, 2022, UNDER G.F. NO. 22-357147.
7. SANITARY SEWER EASEMENT AS RECORDED IN C.F. NO. 2004121279.
8. UTILITY EASEMENT AS RECORDED IN C.F. NO. 2005117216.
9. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS AS RECORDED IN C.F. NO. 2006054154.
10. EASEMENT FOR CERTAIN UTILITIES AS RECORDED IN C.F. NO. 2006031234.

LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
R.O.W. = RIGHT-OF-WAY
FND = FOUND
I.R. = IRON ROD
CONCRETE
COVERED AREA
FENCE — WOOD

LEGAL DESCRIPTION: LOT 21, BLOCK 2, OF LEGENDS RUN, SECTION 8, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 246, OF THE MAP 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 BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 16, 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
RPLS# 4148

CLIENT: TOMMY CLAYTON

ADDRESS: 3402 LEGENDS CREEK 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: CD	TECH: ET
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: MAR. 18, 2022	
JOB#: 3-109331-22	