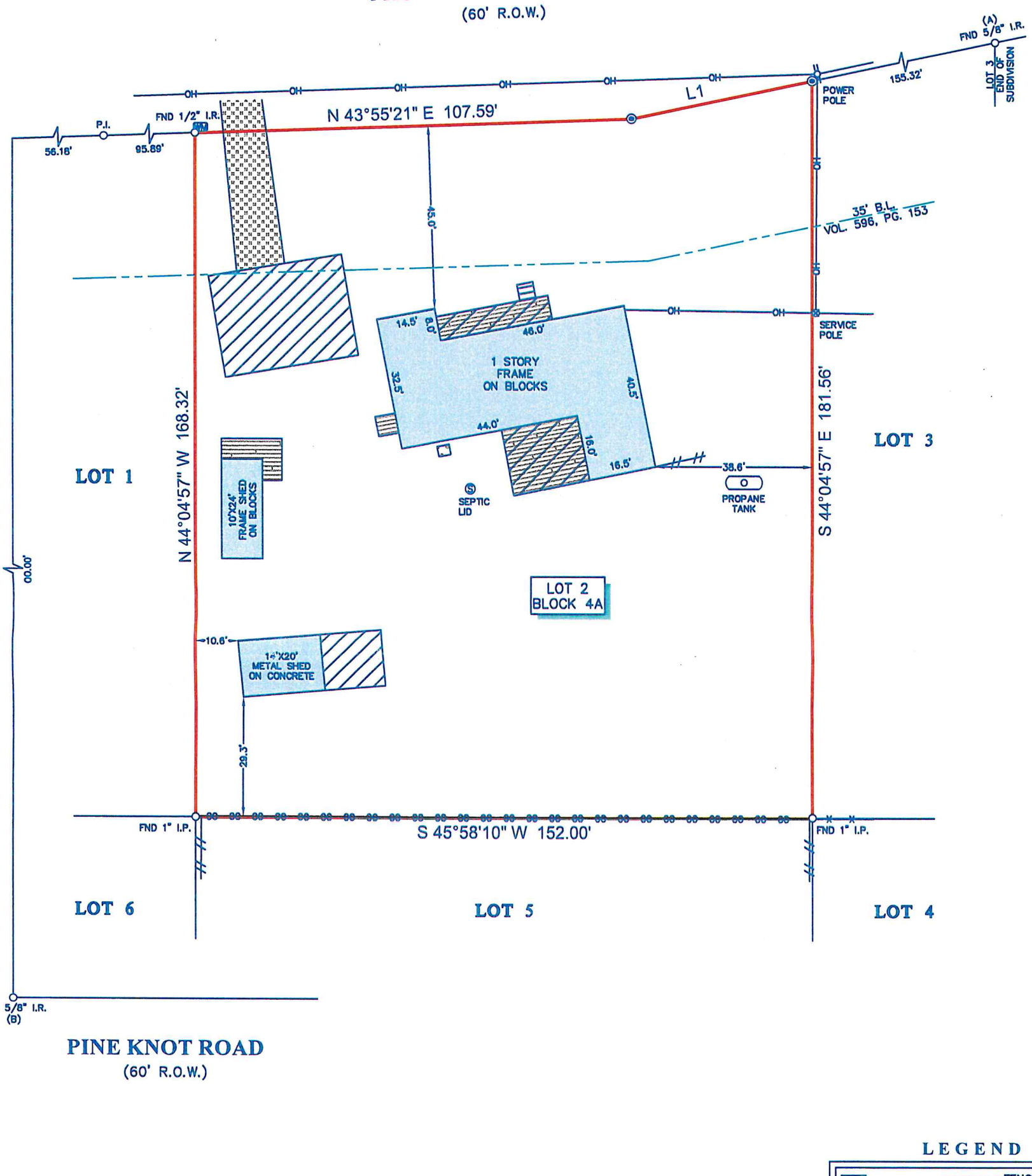
LAND TITLE SURVEY

LINE	BEARING	DISTANCE
L1	N 34°02'30" E	45.44'

0' 15' 30' 60'

SCALE 1"=30'



LEGEND

CONCRETE
COVERED AREA
WOOD DECK
GRAVEL
STEPS
WM WATER METER
FENCE: CHAIN LINK, WIRE, WOOD
OH OVERHEAD UTILITY LINES
B.L. = BUILDING LINE
SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

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 DECEMBER 12, 2025, UNDER G.F. NO. 3016925-02742.
7. UTILITY EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN VOLUME 703, PAGE 242, D.R.M.C. (DOES NOT APPLY TO THIS PROPERTY)
8. WATER LINE EASEMENT(S) GRANTED TO NORTHWEST WATER SYSTEMS INC., AS RECORDED IN VOLUME 957, PAGE 946, D.R.M.C. (GENERAL IN NATURE / NOT LOCATED BY DOCUMENT)

LEGAL DESCRIPTION: LOT 2, BLOCK 4-A, SECTION 1, OF HAZY HOLLOW EAST ESTATES, A SUBDIVISION OF 56.7117 ACRES OUT OF THE T.P. CARTWRIGHT SURVEY, A-141, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 243 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: JEREMY GOLDSTEIN

ADDRESS: 30910 MISTY MEADOW DRIVE

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 DECEMBER 18, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
R.P.L.S. 4148



TITLE COMPANY: AMERICAN TITLE COMPANY

G.F. #: 3016925-02742

ISSUE DATE: DEC. 12, 2025



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(281)393-1382 | Fax(281)393-1383

FIELD CREW:	TECH:	DATE: DEC. 20, 2025
JO	EF	
DRAFTER: LG3	FINAL CHECK: EF	JOB# 12-160395-25