

TITLE COMPANY:



Texas Homeland Title

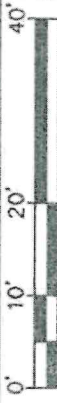
936-539-3360

G.F. #: 240008995 ISSUE DATE: DECEMBER 31, 2024

# LAND TITLE SURVEY

| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C1    | 305.00' | 25.55'     | 4°47'57"    | N 35°33'16" E | 25.54'       |

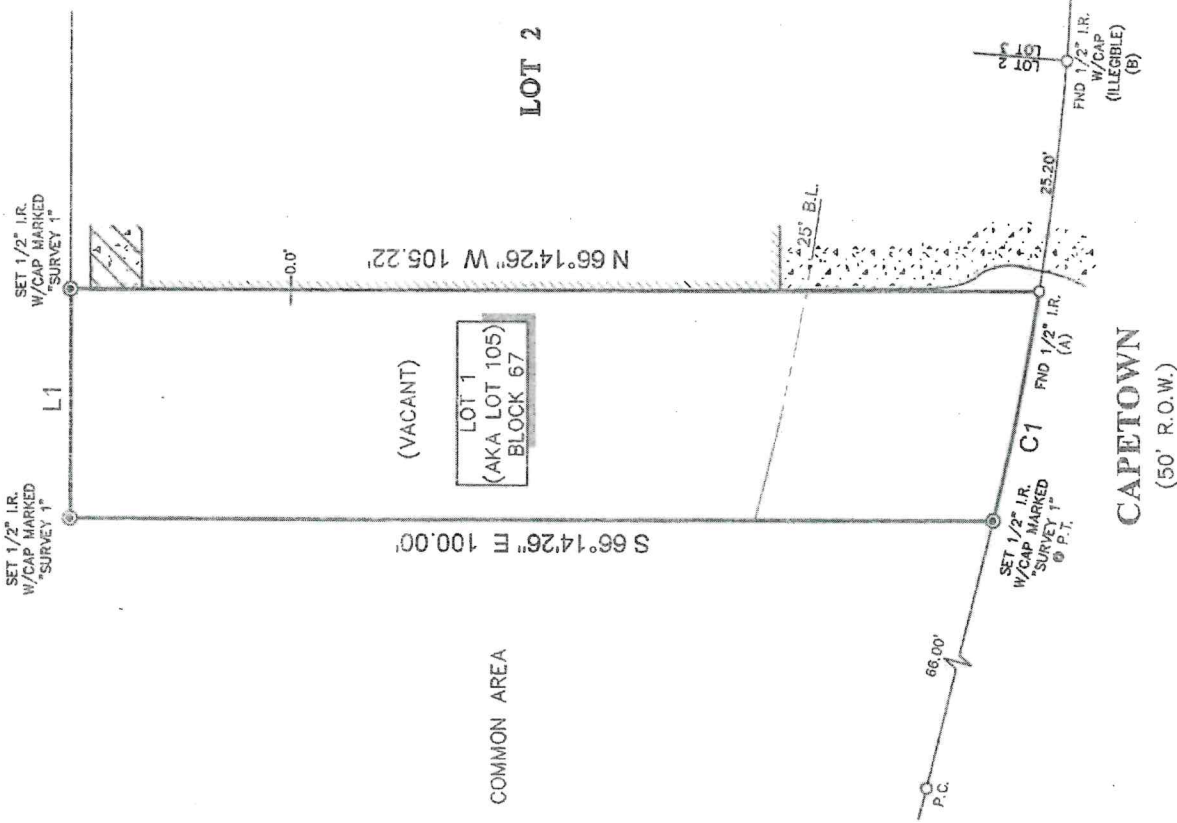
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 23°45'34" W | 25.00'   |



SCALE 1"=20'



COMMON AREA



DATE: 5/19/25  
BY: [Signature]  
BY: [Signature]  
SURVEY ACCEPTED AND AGREED TO

## NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) HERE 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 TRANSFERRED TO ANY OTHER PERSONS OR SUBSEQUENT OWNERS.
- NOT TRANSFERRED TO ANY OTHER PERSONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THESE ARE THE ONLY EASEMENTS AND BUILDING LINES SHOWN ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 31, 2024, UNDER G.F. NO. 240008995.

## LEGEND

|              |                      |
|--------------|----------------------|
| CONCRETE     | B.L. = BUILDING LINE |
| COVERED AREA | ADJACENT STRUCTURE   |

LEGAL DESCRIPTION: LOT 1 (A.K.A. LOT 105), BLOCK 67, APRIL SOUND, SECTION 7, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'A', SHEET 165, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYOR'S 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 13, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]  
RICHARD FUSSELL  
P.L.S. 4148

REVISED (TITLE): 5/15/2025

CLIENT: ESME CULOTTA  
ADDRESS: CAPETOWN

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**Survey 1, Inc.**  
You and Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

|                    |                   |
|--------------------|-------------------|
| FIELD CREW: BM     | TECH: LV          |
| DRAFTER: MC(V)     | FINAL CHECK: EF   |
| DATE: MAY 15, 2025 | JOB#: 5-150672-25 |