

LINE	BEARING	DISTANCE
L1	S 21°40'55" E	8.29'
L2	S 52°41'11" W	138.09'
L3	S 01°30'48" W	54.28'

(A)
FND 5/8" I.R.
W/CAP MARKED
"MICHAEL
A. NAMKEN
RPLS 8533"

LAND TITLE SURVEY
DAWN TREE LANE
(60' R.O.W.)

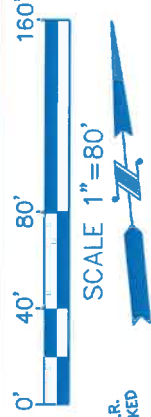
FND 5/8" I.R.
W/CAP MARKED
"MICHAEL
A. NAMKEN
RPLS 8533"
P.C.

N 05°54'46" E 146.32'

20' PUE, DE
& NTE
5'X20' A.E.

288.62'

(B)
FND 5/8" I.R.
W/CAP MARKED
"MICHAEL
A. NAMKEN
RPLS 8533"



100' B.L.

20' B.L.

(VACANT)

LOT 25
BLOCK 1

2.94 ACRES

LOT 26

LOT 24

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

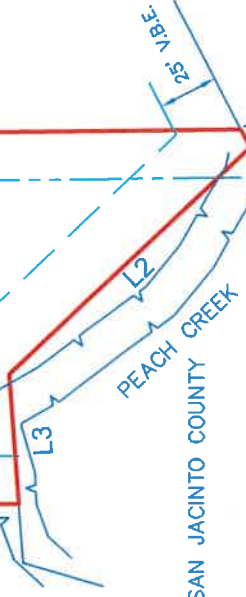
SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

VARIABLE WIDTH
DRAINAGE ESMT

N 84°05'14" W 816.39'

S 84°41'58" E 909.06'

25' B.L.



SAN JACINTO COUNTY

LEGEND	
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
N.T.E.	NATURE TRAIL EASEMENT
V.B.E.	VEGETATIVE BUFFER EASEMENT
	APPROXIMATE HIGH BANK

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- 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.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 29, 2026, UNDER G.F. NO. 201771-W.
- EASEMENT TO ATLANTIC PIPE LINE COMPANY AS RECORDED IN VOL. 120, PG. 86, R.P.R.M.C. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).
- EASEMENT AS RECORDED IN C.F. NOS. 9045934 AND 8544275, AFFIDAVIT OF ABANDONMENT OF PIPELINE BY C.F. NO. 2021042892, R.P.R.M.C.
- EASEMENT TO WILLIAM JAMES VAN HOUTEN AS RECORDED IN C.F. NO. 2000107348, R.P.R.M.C.
- EASEMENT TO BREVILOBA, LLC AS RECORDED IN/UNDER C.F. NO. 2018062800, R.P.R.M.C. ENCROACHMENT AGREEMENT EXECUTED BY AND BETWEEN, BREVILOBA, LLC TO REPUBLIC GRAND AS RECORDED IN C.F. NO. 2022084016, R.P.R.M.C.
- EASEMENT TO BREVILLOBA, LLC AS RECORDED IN C.F. NOS. 2020095332, 2020095333, 2020095334, 2020095335, R.P.R.M.C.
- EASEMENT TO BREVILLOBA, LLC AS RECORDED IN C.F. NOS. 2020095332, 2020095333, 2020095334, 2020095335, R.P.R.M.C.
- BUILDING LINES AND EASEMENT AS SHOWN ON AMENDED AND RESTATED DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FILED UNDER INSTRUMENT NO. 2022130259 AND BUILDING REQUIREMENTS FILED UNDER INSTRUMENT NO. 2022130250, O.P.R.M.C.

LEGAL DESCRIPTION: LOT 25, BLOCK 1, OF REPUBLIC GRAND RANCH, SECTION 11, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET AA, SHEET 1188 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: NIKI DIXON & RICHARD DIXON

ADDRESS:

11885 DAWN TREE LANE

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
SURVEY CONDUCTED UNDER MY SUPERVISION ON
BOUNDARY, AREA, AND EASEMENTS. I AM A LICENSED
SURVEYOR IN THE STATE OF TEXAS AND MY PRACTICE
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND
SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR
PROTRUSIONS EXCEPT AS SHOWN.



ROBERT J. CREEL
RPLS# 4140

TITLE COMPANY:



Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100798-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax (281)393-1383

G.F. # 201771-W
ISSUE DATE: JANUARY 29, 2026
FIELD CREW: TR
DRAFTER: KP

TECH: ARH
FINAL CHECK: EF

DATE: JAN. 30, 2026
JOB# 1-161359-26

REVISED(CLIENT): 2-2-2026