



TITLE COMPANY:
stewart
title guaranty company

VANESSA DILLON
G.F. #:
1178413

281-359-1280
ISSUE DATE:
MARCH 25, 2021

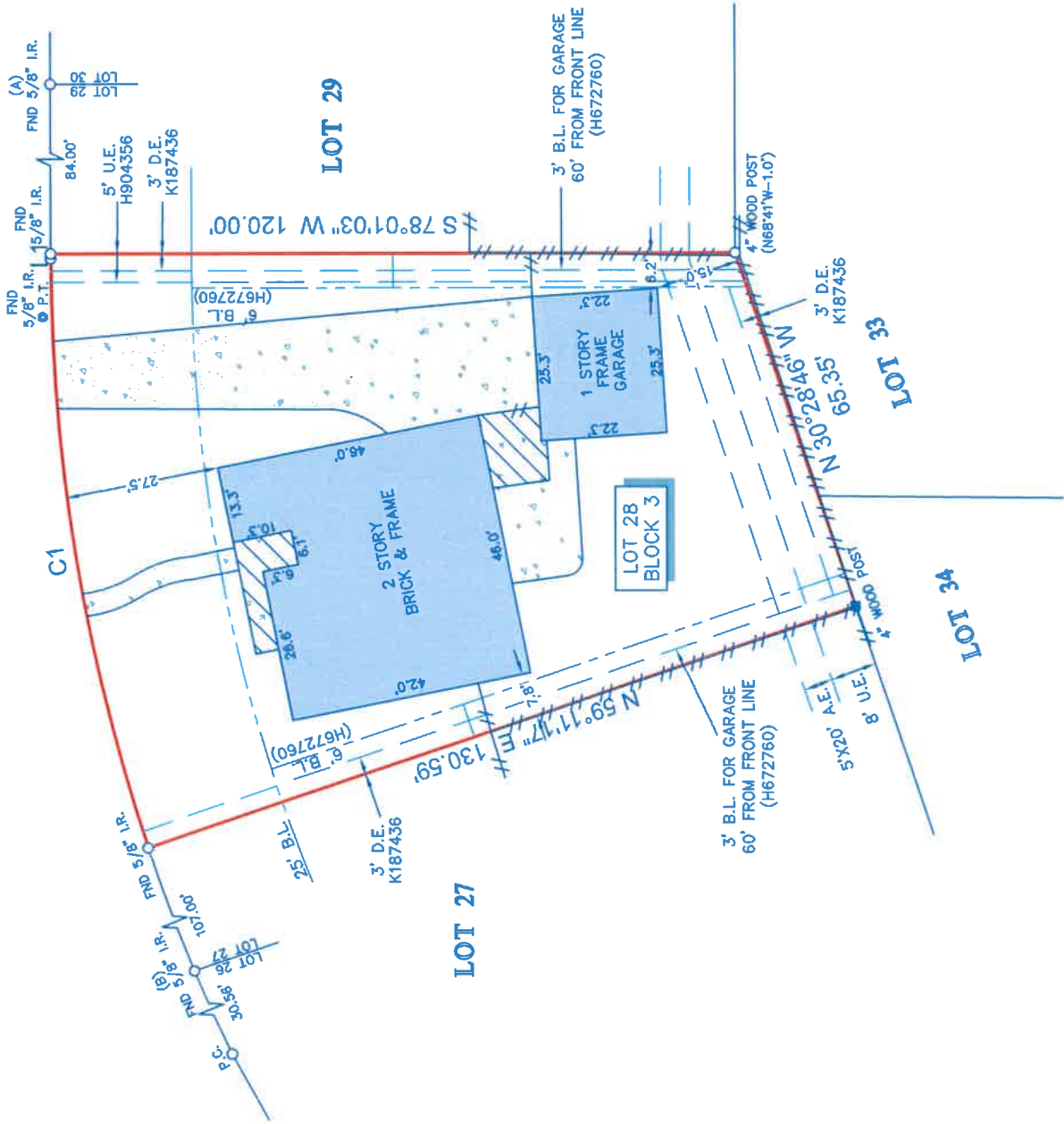


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	320.00'	105.16'	S 21°23'50" E	104.69'

LINE	BEARING	DISTANCE
L1	S 11°58'57" E	0.84'

SCALE 1"=30'

CEDARVILLE DRIVE
(60' R.O.W.)



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT FOR INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES SHOWN ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 25, 2021, UNDER G.F. NO. 1178413.
- TWO FOOT WIDE EASEMENT AS RECORDED UNDER C.F. NO. H-872760 O.P.R.H.C.
- AGREEMENT AS RECORDED UNDER C.F. NO. H765710 O.P.R.H.C.

LEGEND

BL

BUILDING LINE

U.E.

UTILITY EASEMENT

A.E.

AERIAL EASEMENT

D.E.

DRAINAGE EASEMENT

CONCRETE

COVERED AREA

FENCE

WOOD

LEGAL DESCRIPTION: LOT 28, IN BLOCK 3, OF REPLAT OF SAND CREEK VILLAGE, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 311, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF
EXERCISING THE SURVEYOR'S DUTY AND THE SURVEYOR
ON APRIL 13, 2021 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 ENFORCEMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT:

JAMES CHRISTOPHER DARE AND MORGAN ELIZABETH DARE

ADDRESS:

2723 CEDARVILLE DRIVE

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW:

JO

TECH:

SF

DRAFTER:

MC(V)

FINAL CHECK:

EF

DATE:

APR. 13, 2021

JOB#

4-95427-21