

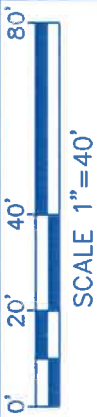


TITLE COMPANY:
PROVIDENCE
TITLE

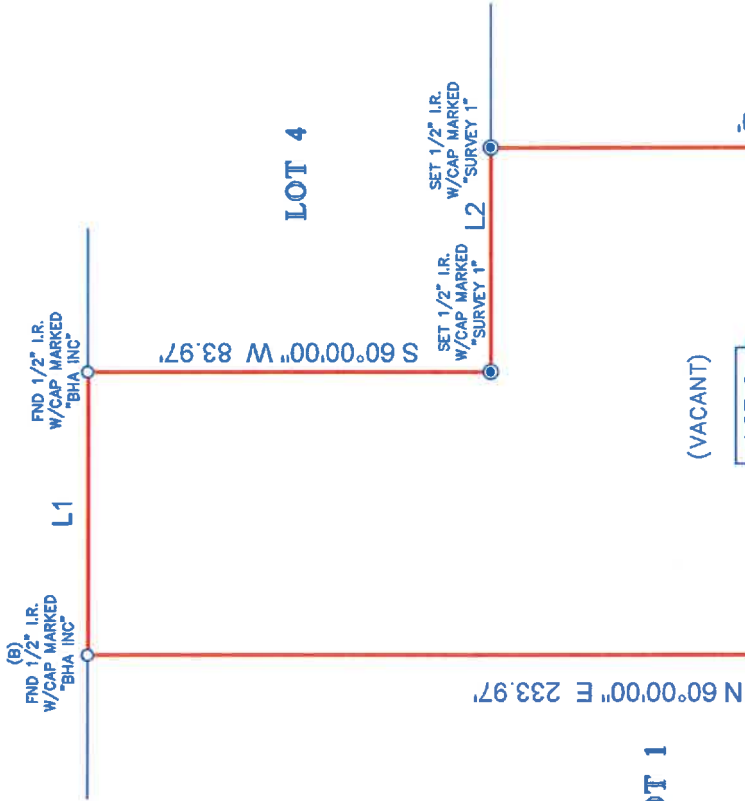
G.F. # 133003989 ISSUE DATE: MARCH 11, 2025 713-840-1130

LAND TITLE SURVEY

LINE	BEARING	DISTANCE
L1	S 30°00'00" E	59.20'
L2	S 30°00'00" E	46.80'



LOT 5



LOT 1

(VACANT)

LOT 2
BLOCK 1

LOT 3

LOT 4

TRAM ROAD
(T.V.&N.R.R. 60' R.O.W.)

FND 1" I.P. (A)

N 30°00'00" W 106.00'

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

NORTH WINFREE STREET
(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 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 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 ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 11, 2025, UNDER G.F. NO. 133003989.

LEGEND



LEGAL DESCRIPTION: LOT 2, BLOCK 1, OF MYRTLE BROWN SUBDIVISION, AN ADDITION TO LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2006000407, OF THE PLAT RECORDS, LIBERTY 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 APRIL 9, 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.

RICHARD FUSSELL
RPLS# 4148

CLIENT: PABLO ESPINOZA
ADDRESS: NORTH WINFREE STREET

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: LG	TECH: WS
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: APR. 11, 2025	JOB#
4-149351-25	