

TITLE COMPANY:



First American Title



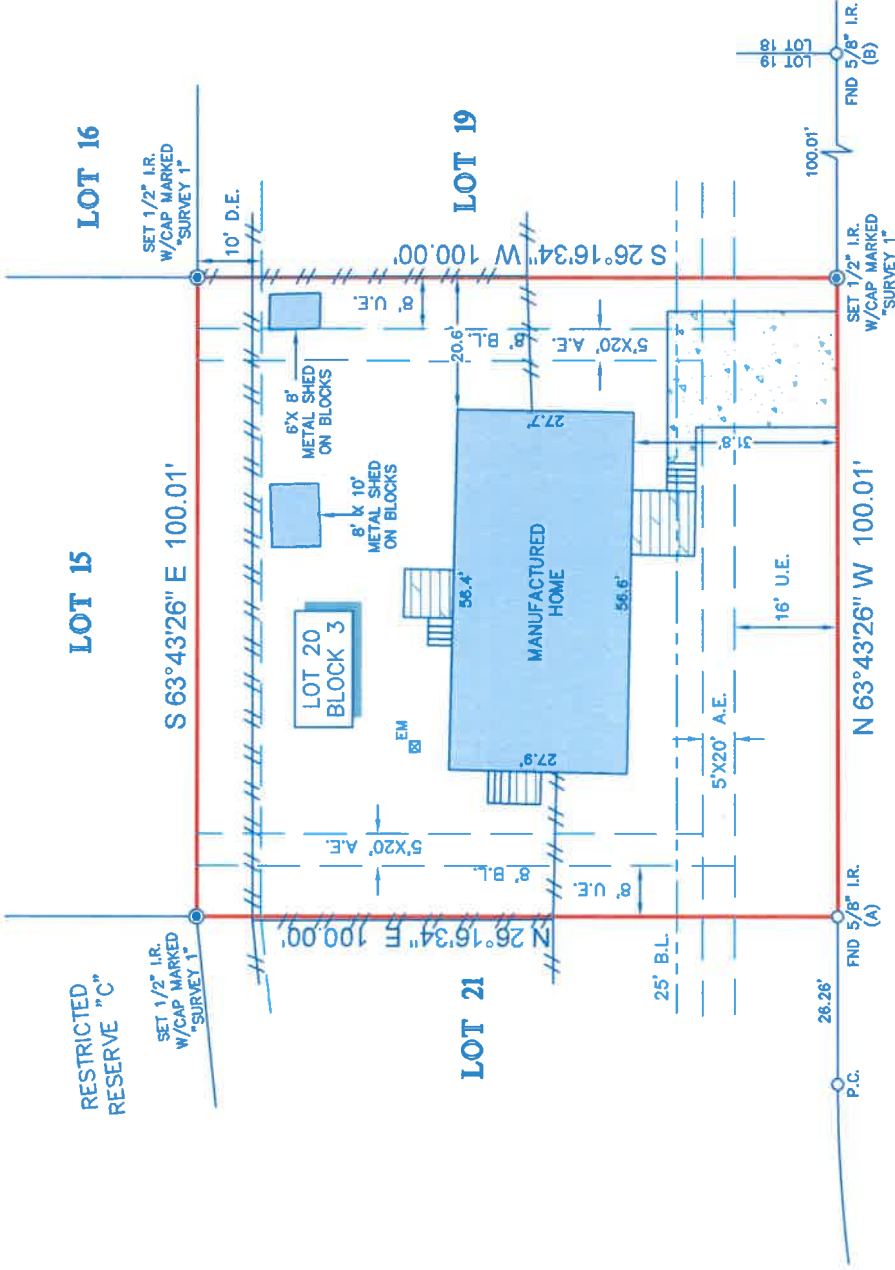
936-449-7199

ISSUE DATE:

SEPT. 5, 2023

G.F. # 2827705-13571

SCALE 1"=30'



BRITTANY WAY

(60' PRIVATE R.O.W.)

LEGEND

B.L.	BUILDING LINE	STEPS
U.E.	UTILITY EASEMENT	WOOD DECK
A.E.	AERIAL EASEMENT	FENCE
D.E.	DRAINAGE EASEMENT	WOOD
EM	ELECTRIC METER	COVERED AREA
CONCRETE		

- 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 FIRST AMERICAN TITLE INSURANCE, FIRST AMERICAN TITLE GUARANTY COMPANY AND LUPER PROPERTIES 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 SEPTEMBER 5, 2023, UNDER G.F. NO. 2827705-13571.
 - R.O.W. EASEMENTS AS RECORDED IN G.F. NOS. 2001048803, 2002022726 & 2002018136. (GENERAL IN NATURE)

LEGAL DESCRIPTION: LOT 20, IN BLOCK 3, OF EMERSON ESTATES, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "Q", SHEETS 48-52 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE SURVEY. A TRUE AND CORRECT COPY OF THIS PLAT WAS FILED FOR THE PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, ON AUGUST 17, 2023, AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS 4148

CLIENT: LUPER PROPERTIES LLC

ADDRESS: 16487 BRITTANY WAY

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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: JF
DRAFTER: MC(V)
DATE: AUG. 17, 2023
JOB# 8-126512-23

ADDED TITLE: 9/6/2023