



TITLE COMPANY:  
**Fidelity National Title**  
Insurance Company

281-203-6022

G.F. #:  
FTH-12-FAH21019900KM

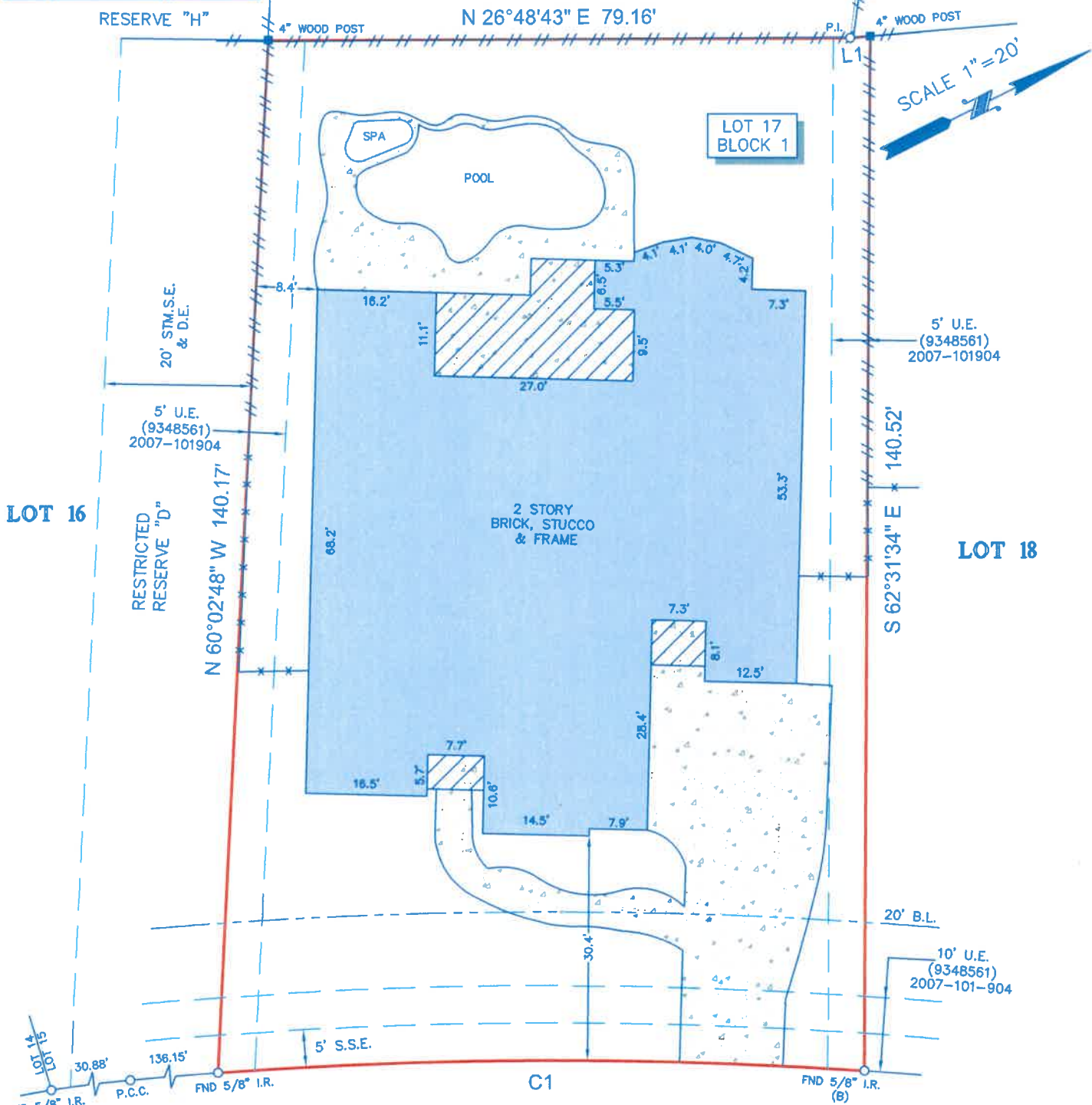
ISSUE DATE:  
OCTOBER 20, 2021



| CURVE | RADIUS  | LENGTH | CHORD BEARING | CHORD  |
|-------|---------|--------|---------------|--------|
| C1    | 625.00' | 88.00' | S 27°01'54" W | 87.92' |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 22°12'33" E | 2.71'    |

THE WOODLANDS VILLAGE  
OF STERLING RIDGE SEC. 78  
LOT 20 VOL. Z PG. 615 O.P.R.M.C.



**NORTH PLAYER MANOR CIRCLE**  
(PLATTED AS NORTH PRICKLY PEAR CIRCLE)  
(50' R.O.W.)

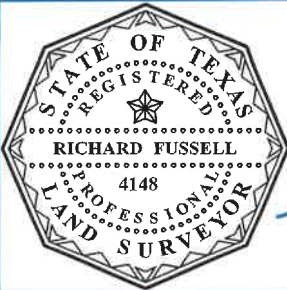
**LEGEND**

|                                                                                       |                           |
|---------------------------------------------------------------------------------------|---------------------------|
| B.L.                                                                                  | = BUILDING LINE           |
| U.E.                                                                                  | = UTILITY EASEMENT        |
| D.E.                                                                                  | = DRAINAGE EASEMENT       |
| S.S.E.                                                                                | = SANITARY SEWER EASEMENT |
| STM.S.E.                                                                              | = STORM SEWER EASEMENT    |
|  | CONCRETE                  |
|  | COVERED AREA              |
|  | FENCE                     |
|  | WOOD                      |
|  | METAL                     |

**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 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 ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 20, 2021, UNDER G.F. NO. FTH-12-FAH21019900KM.

LEGAL DESCRIPTION: LOT 17, BLOCK 1, OF THE WOODLANDS, VILLAGE OF STERLING RIDGE, SECTION 82, A SUBDIVISION LOCATED IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET Z, AS SHEET 874, OF 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 BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 4, 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 ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

  
RICHARD FUSSELL  
RPLS# 4148

**CLIENT:**

REGINA VELASCO VELAZQUEZ

**ADDRESS:**

34 NORTH PLAYER MANOR CIRCLE

www.survey1inc.com

survey1@survey1inc.com

**Survey 1, Inc.**  
Your Land Survey Company

Firm Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

**FIELD CREW:**

RR

**DRAFTER:**

MC(V)

**DATE:**

NOV. 5, 2021

**JOB#**

11-104406-21

**TECH:**

DC

**FINAL CHECK:**

EF