

LOT 112A
NORMAN WRAY PETERS
& DAYL LEE POWERS
VOL. (87) 373, PG. 376
D.R.B.C.

LOT 113A
KATHLEEN PETERS
VOL. 940, PG. 447
D.R.B.C.

LOT 2

LOT 1

LOT 113
MARGIE KATHLEEN PETERS ESTATE
VOL. 581, PG. 522
D.R.B.C.

N 22°56'51" E 664.74'

S 22°55'34" W 665.09'

LEWIS LANE
(60' R.O.W.) (COUNTY ROAD 543)
(PROPOSED 80' R.O.W.)

N 67°19'18" W 132.00'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 04-19-21, UNDER G.F. NO. 1213355.
7. UTILITY EASEMENT 40.00 FEET WIDE ALONG THE CENTERLINE OF ROADS AS RECORDED UNDER C.F. NO. 2011037681 O.R.B.C.

LEGAL DESCRIPTION: LOT 1, OF AMENDED PLAT OF MANVEL MEADOWS, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2014011633 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: TBD

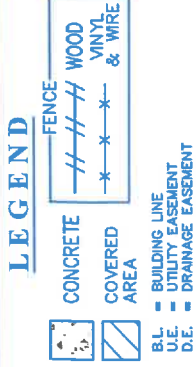
ADDRESS:

7502 LEWIS LANE



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
JUNE 06, 2023, COMPLYING 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
RICHARD FUSSELL
R.L.S. 4148



DATE: 06-08-23
JOB#: 6-124389-23

TECH: MA
FIELD CREW: JF
DRAFTER: JB
FINAL CHECK: EF

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Your Land Survey Company