LAND TITLE SURVEY

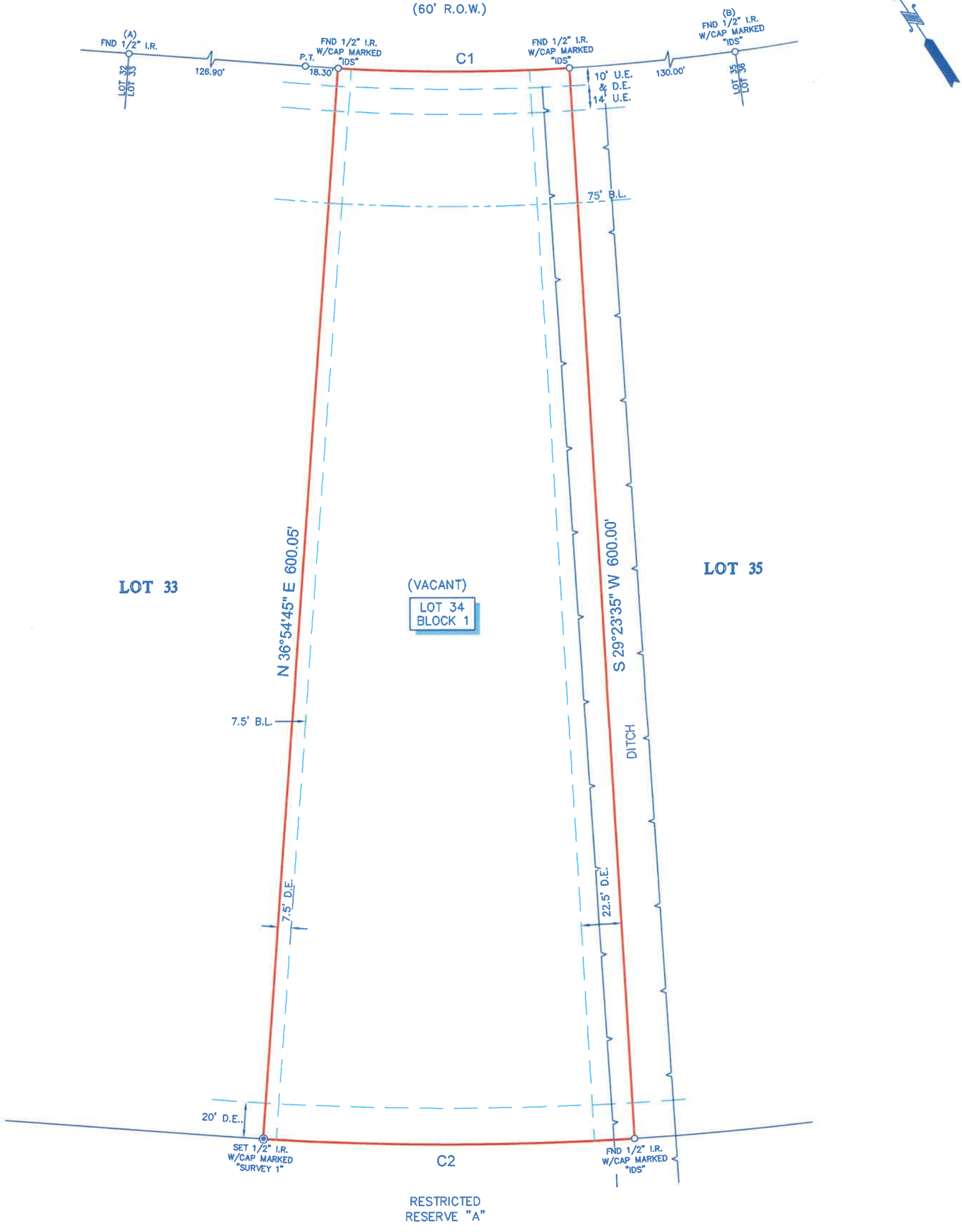
0' 30' 60' 120'

SCALE 1"=60'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1130.00'	130.00'	6°35'30"	S 57°18'40" E	129.93'
C2	1730.00'	208.74'	6°54'48"	N 57°09'01" W	208.62'

SHADY HILLS LANDING LANE

(60' R.O.W.)



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 FRONTIER TITLE COMPANY, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO FRONTIER TITLE COMPANY 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. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 24, 2025, UNDER G.F. NO. TCT2514832BTW.
6. AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH CENTERPOINT ENERGY CO. AS RECORDED IN CLERK'S FILE NO. 2012046367.

LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGEL EASEMENT
APPROXIMATE HIGH BANK

LEGAL DESCRIPTION: LOT 34, IN BLOCK 1, BENDERS LANDING ESTATES SEC. 7, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 1998 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: WILLIAM LINK AND MANDY LINK

ADDRESS: 27362 SHADY HILLS LANDING LANE

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS 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 MARCH 5, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148





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FIELD CREW:	TECH:	DATE: MAR. 7, 2025
TR	ARH	
DRAFTER: MC(V)	FINAL CHECK: EF	JOB# 3-147991-25