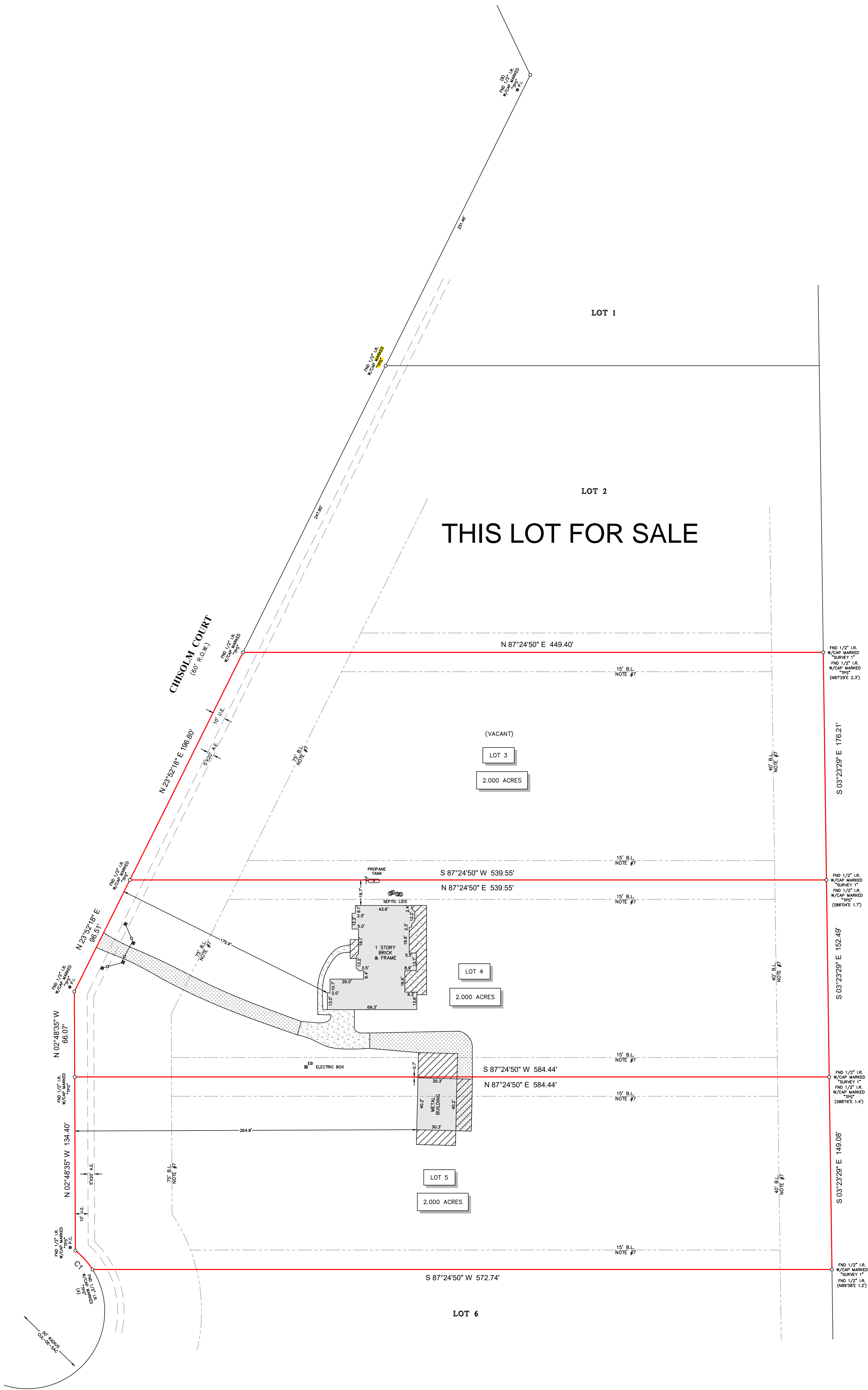


LAND TITLE SURVEY

0' 20' 40' 80'  
SCALE 1"=40'



LOT 48  
BLOCK 2  
PEACH CREEK  
PLANTATION  
SECTION 1  
CABINET Z, SHEET 1156  
M.R.M.C.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	GRAVEL		B.L. = BUILDING LINE
			U.E. = UTILITY EASEMENT
			A.E. = AERIAL EASEMENT

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.0'	19.87'	19.58°	N 44°53'54" W	15.77'

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 MAY 22, 2025, UNDER G.F. NO. 131004172.
- BUILDING SET BACK LINES AS RECORDED IN CAB. Z, SHEET 4914, M.R.M.C. AND IN G.F. NOS. 2009020967, AND 2007075437, AND CORRECTED IN NOS. 2009047336, AND 2009085706, R.P.M.C.

TITLE COMPANY:

281-430-3200

G.F. #: 131004172

ISSUE DATE: MAY 28, 2025

LEGAL DESCRIPTION: LOTS 3, 4, AND 5, OF PEACH CREEK PLANTATION, SECTION 1, PARTIAL REPLAT NO. 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 4914, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE:  
I, RICHARD FUSSELL, A PROFESSIONAL SURVEYOR, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. I HAVE BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF TEXAS, AND I HAVE BEEN ASSIGNED TO THIS SURVEY BY THE BOARD OF SURVEYING AND MAPPING. I HAVE BEEN ADVISED THAT THE PROPERTY IS NOT BEING USED FOR ANY OTHER PURPOSES AND THAT THERE ARE NO ENCUMBRANCES OR EASEMENTS AFFECTING THE PROPERTY.

REVISOR: 5/29/25 REMOVED LOT 2

CLIENT:

DENNIS NELL LINN, JR. & SIBYL DENISE LINN

ADDRESS:

3716 CHISOLM COURT

www.survey1inc.com

survey1@survey1inc.com

DATE: MAY 27, 2025

JOB# 5-151147-25

FIELD CREW: JQ

TECH: LT

DRAFTER: JB/MC

FINAL CHECK: EF