



LEGEND	
CONCRETE	FENCE
COVERED AREA	WOOD
BL = BUILDING LINE	
GRAVEL	LINE OF UTILITY ALIGNMENT
A.E. = AERIAL EASEMENT	

CURVE RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 60.00' 19.8' 19.8' N 44° 43' 54" W 19.7'

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 SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY. 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTION OR SUBSEQUENT PURCHASE AND IS NOT TRANSFERABLE ON THE SUBJECT PROPERTY. 4. ALL EASEMENTS AND BUILDING LINES SHOWN PER THE RECORDS OF THE PLAT UNLESS OTHERWISE NOTED. 5. NO FENCE LINES OR PROPERTY BOUNDARIES ARE SHOWN ON THIS SURVEY. 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE INSURANCE COMPANY ISSUED ON MAY 22, 2024, UNDER G.F. NO. 131044172, AND IN G.F. NO. 2007020997, AND IN G.F. NO. 2007020437, AND CORRECTED IN NO. 2009047338, AND 2009085706, R.P.M.C.	
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	
G.F. # 131044172 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 THEREON RECORDED IN CABINET Z, SHEET 4914, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.	
SURVEYORS CERTIFICATE: I, RICHARD FUSSELL, SPINON, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY CONDUCTED ON THE SUBJECT PROPERTY ON MAY 23, 2025 AND THAT THIS SURVEY SUBSTANTIALLY CONFORMS TO THE RECORDS OF THE PLAT UNLESS OTHERWISE NOTED. REQUIREMENTS FOR A CATEGORY I, II, OR III SURVEY: PROTRUSIONS EXCEPT AS SHOWN	
STATE OF TEXAS RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR RICHARD FUSSELL 4148 REVISED: 5/29/25 REMOVED LOT 2	
CLIENT: DENNIS NELL LINN, JR. & SIBYL DENISE LINN ADDRESS: 3716 CHISOLM COURT www.survey1inc.com Survey1@Survey1inc.com FIELD CREW: JO LT DRAFTER: J.B./MC FINAL CHECK: EF Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382 JOB# 5-151147-25	