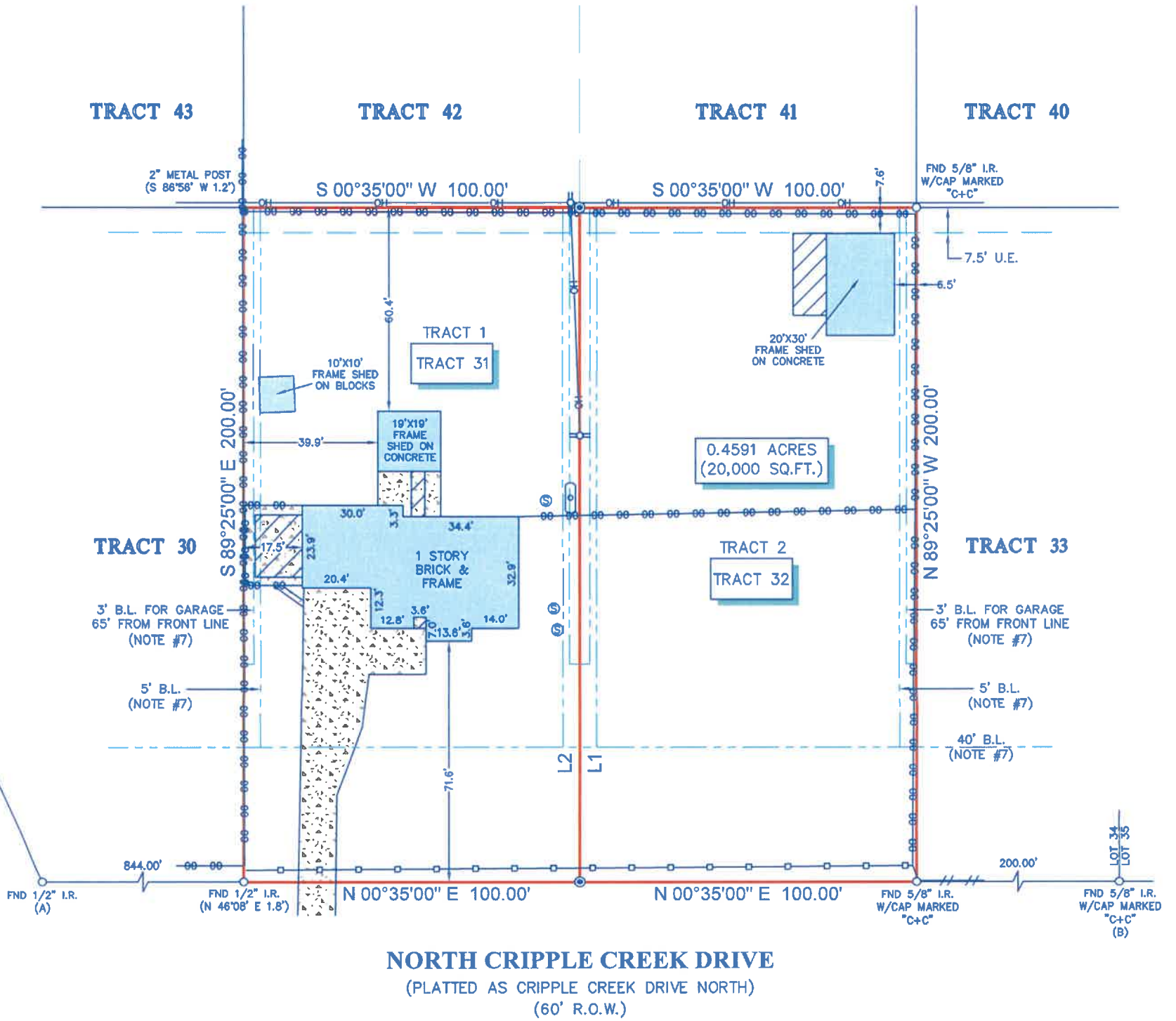


LINE	BEARING	DISTANCE
L1	S 89°25'00" E	200.00'
L2	N 89°25'00" W	200.00'

LAND TITLE SURVEY



SCALE 1" = 40'



NORTH CRIPPLE CREEK DRIVE
(PLATTED AS CRIPPLE CREEK DRIVE NORTH)
(60' R.O.W.)

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD CHAIN LINK
	POWER POLE		OVERHEAD UTILITY LINES
	SEPTIC LIDS		B.L. = BUILDING LINE
	PROPANE TANK		U.E. = UTILITY EASEMENT
			SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

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 JANUARY 30, 2025, UNDER G.F. NO. ST-0321-4903212300474-CM.
- BUILDING SETBACK LINES, AS RECORDED IN CLERK'S FILE NO.(S) 198736057, 2003-145792, 2008-117030 & 2008-118277, R.P.R.M.C.
- UNLOCATED PIPELINE RIGHT-OF-WAY AS GRANTED TO SINCLAIR REFINING CO., AS RECORDED IN VOLUME 270, PAGE 377, D.R.M.C. SAID PIPELINE HAVING BEEN ASSIGNED TO SINCLAIR PIPE LINE COMPANY, AS RECORDED IN VOLUME 308, PAGE 302 AND VOLUME 308, PAGE 321, D.R.M.C.

LEGAL DESCRIPTION:

TRACT 1:
TRACT NO. 31 CRIPPLE CREEK FARMS NORTH, SECTION NO. 1, OUT OF AND A PART OF THE LEANDER WESCOTT SURVEY, ABSTRACT NO. 615, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 644, AT PAGE 596, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

TRACT 2:
TRACT NO. 32 CRIPPLE CREEK FARMS NORTH, SECTION NO. 1, OUT OF AND A PART OF THE LEANDER WESCOTT SURVEY, ABSTRACT NO. 615, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 644, AT PAGE 596, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT:

RWHS, LLC

ADDRESS:

30718 NORTH CRIPPLE CREEK DRIVE



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 FEBRUARY 3, 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
RICHARD FUSSELL
RPLS# 4148

REVISED (CALL): 02/11/2025



TITLE COMPANY:



G.F. # ST-0321-4903212300474-CM ISSUE DATE: JANUARY 30, 2025

Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383



FIELD CREW: CD	TECH: ARH	DATE: 2-4-25
DRAFTER: LG3	FINAL CHECK: EF	JOB# 1-146885-25