

**LEGEND:**

R.O.W. RIGHT OF WAY  
 B.L. BUILDING LINE  
 U.E. UTILITY EASEMENT  
 S.S.E. SANITARY SEWER EASEMENT  
 S.T.M.S.E. STORM SEWER EASEMENT  
 W.L.E. WATER LINE EASEMENT  
 U.E.&A.E. UTILITY & AERIAL EASEMENT

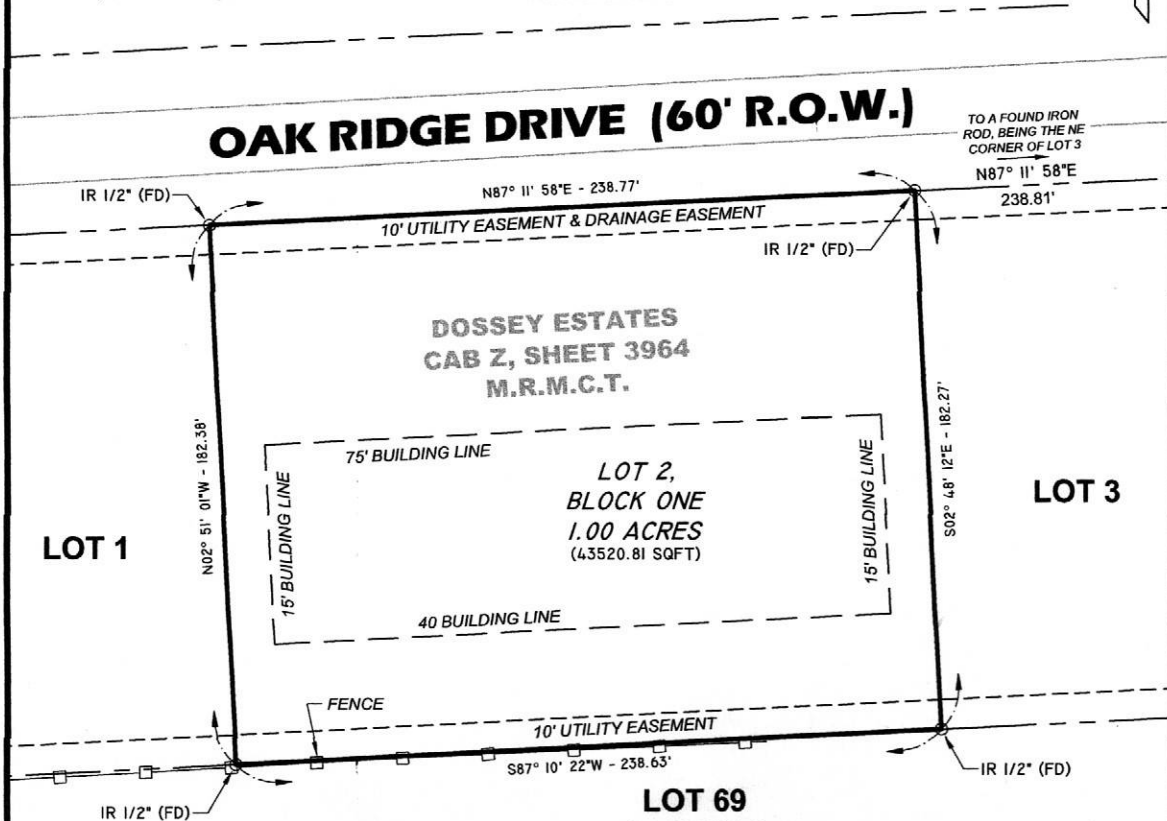
**REFERENCE MAP:**

1. DOSSEY ESTATES, RECORDED  
 IN CAB Z, SHEET 3964, MAP  
 RECORDS OF MONTGOMERY  
 COUNTY, TEXAS.

**LOT 49  
 BLOCK 3**

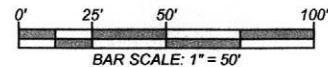
**PEACH CREEK  
 PLANTATION, SECTION 3  
 CAB Z, SHEET 1479  
 M.R.M.C.T.**

SCALE: 1" = 50'

**SURVEYORS NOTE:**

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO.2203241, ISSUED OCTOBER 7, 2022 AT 7:00-AM AS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

**LOT 69  
 BLOCK 4  
 PEACH CREEK  
 PLANTATION, SECTION 3  
 CAB Z, SHEET 1479  
 M.R.M.C.T.**

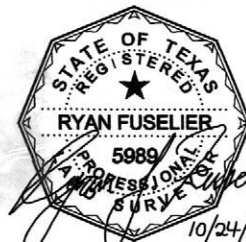
**CERTIFICATION:**

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1A - LAND TITLE SURVEY CONDITION: II - URBAN AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

**LAND TITLE SURVEY MADE FOR  
 Jeffrey Peterson & Jean Peterson Living  
 Trust**

Being Lot 2, Block 1, of DOSSEY ESTATES, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 3964 of the Map Records of Montgomery County, Texas.

Known As: 20110 Oak Ridge Dr, Cleveland, TX 77328



RYAN J. FUSELIER, RPLS REG. NO. 5989  
 150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



**FUSELIER**  
 SURVEYING + MAPPING  
 RJ FUSELIER & ASSOCIATES LLC  
 FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. NO. 22TX372  
 DETAILED: EL  
 DATE: 10/06/22  
 SHEET: 01

DATE	REVISION DESCRIPTION	BY