

TITLE COMPANY:



**Capital Title**  
A Shaddock Company

G.F. #:

22-660679-KT

ISSUE DATE:

MARCH 2, 2022

281-574-5539



20' ALLEY

(A)  
FND 1/2" I.P.  
W/CAP MARKED  
"PRECISION  
SURVEYORS"

N 03°02'08" W 50.00'

FND 1" I.P.  
(S14°27'W 0.6')

S 86°57'52" W 135.00'

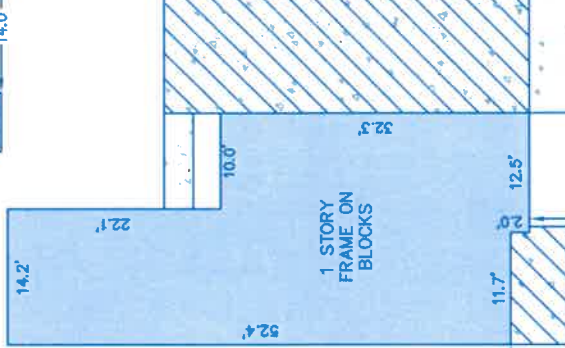
LOT 10

LOT 8

N 86°57'52" E 135.00'

LOT 9  
BLOCK 13

6' X 8'  
METAL SHED  
ON BLOCKS



TEXAS AVENUE  
(60' R.O.W.)

LOT 7

100.00'

FND 1/2" I.P.  
(N67°44'W 1.0')

FND 1" I.P.

S 03°02'08" E 50.00'

FND 1" I.P.  
(B)

MULCAHY STREET  
(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 THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 2, 2022, UNDER G.F. NO. 22-660679-KT.

LEGEND



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 2, 2022, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

ROBERT J. CREEL  
RPLS# 4140  
*Robert J. Creel*

CLIENT:

EMMA DOW & BLAINE DOW

ADDRESS:

1613 MULCAHY STREET

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**Survey 1, Inc.**  
Your Land Survey Company

Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: TECH: DC  
WT

DRAFTER: MC(V)  
FINAL CHECK: LB

DATE: MAR. 11, 2022

JOB# 3-109083-22

LEGAL DESCRIPTION: LOT 9, BLOCK 13, LUCILLE K. DYER, AN ADDITION TO THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 17, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.