


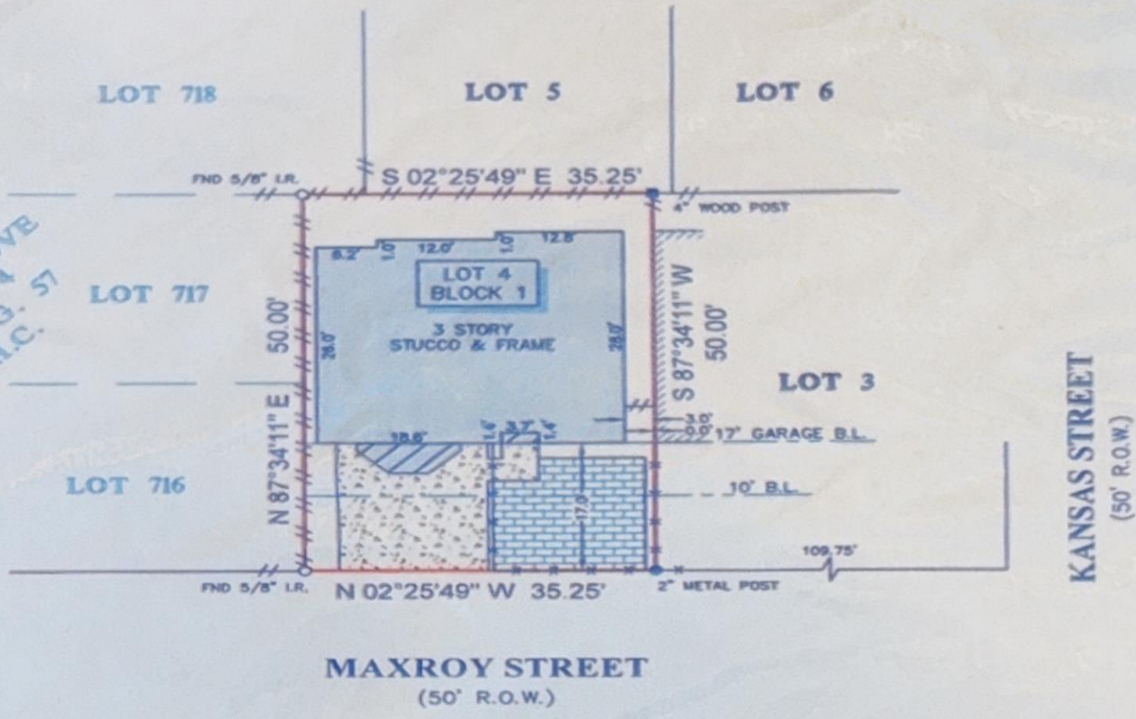
TITLE COMPANY:

TRADITION TITLE COMPANY
 713-492-2912
 G.F. #: 19-70003071 ISSUE DATE: JULY 27, 2019




 SCALE 1" = 20'

**COTTAGE GROVE
 SECTION 4
 VOL. 4, PG. 57
 M.R.H.C.**



MAXROY STREET
 (50' R.O.W.)

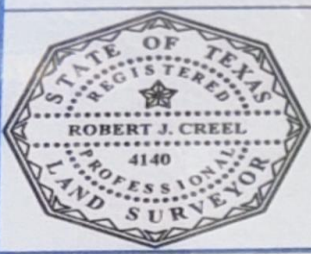
LEGEND

	2ND FLOOR ONLY		ADJOINING STRUCTURE
	CONCRETE		FENCE
	BRICK		WOOD
			METAL

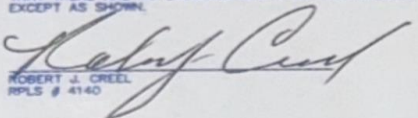
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
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 JULY 27, 2019, UNDER G.F. NO. 19-70003071.
7. DEDICATION OF PRIVATE COMMON UTILITY EASEMENTS, DRAINAGE AND EGRESS EASEMENTS AS SET FORTH IN C.F. NO. Y093818.

LEGAL DESCRIPTION: LOT 4, IN BLOCK 1, OF KANSAS STREET PLACE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 570034, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



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 AUGUST 2, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.


 ROBERT J. CREEL
 RPLS # 4140

CLIENT:
 MATTHEW W. HIMPELE AND JESSIE L. GARNER

ADDRESS:
 2614 MAXROY STREET

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
 Your Land Survey Company

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

FIELD CREW: JF	TECH: MH
DRAFTER: MH	FINAL CHECK: EF
DATE: AUG 7, 2019	
JOB# 8-75752-19	