



TITLE COMPANY:


TRADITION TITLE
COMPANY

713-492-2912

G.F. #: 20-70003480 ISSUE DATE: JULY 8, 2020

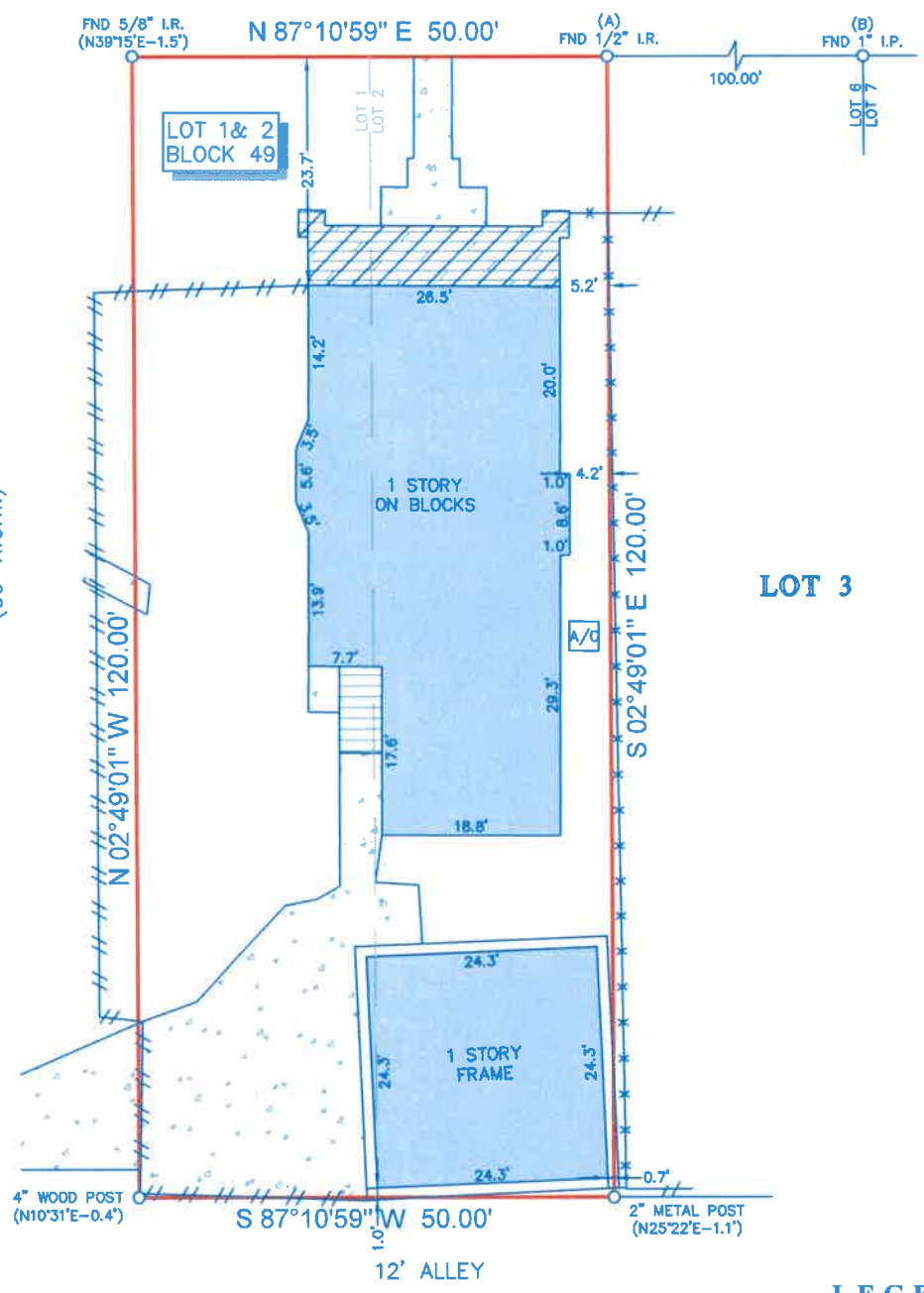


AURORA STREET
(50' R.O.W.)

SCALE 1"=20'



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



LOT 3



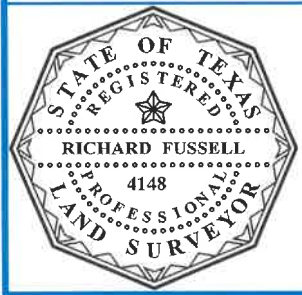
LEGEND

	CONCRETE		STEPS
	COVERED AREA		WOOD DECK
FENCE			
	WOOD		METAL

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY TRADITION TITLE COMPANY.
- THIS SURVEY IS CERTIFIED TO TRADITION TITLE COMPANY 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 JULY 8, 2020, UNDER G.F. NO. 20-70003480.
- RIGHT OF WAY EASEMENT, AS RECORDED IN VOL. 315 PG. 270 PG. 315 PG. 271 D.R.H.C.

LEGAL DESCRIPTION: LOT 1 & 2, BLOCK 49, SUNSET HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 43, MAP RECORDS, 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 JULY 12, 2020 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.


RICHARD FUSSELL
RPLS# 4148

CLIENT: GRETCHEN ELIZABETH SCHMALTZ AND PAUL JUSTIN DOBBINS

ADDRESS: 602 AURORA 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: TY	TECH: DC
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JUL. 12, 2020	
JOB# 7-85842-20	