



stewart

title guaranty company



DELIA JIMENEZ

G.F. # 550819

281-724-2124

ISSUE DATE: 10-10-19

SCALE 1"=20'



LOT 6 **LOT 5** **LOT 4**

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

5' U.E.

2' D.E. 008-82-2696 9314101

LOT 40 BLOCK 5

25.0'

LOT 39 **LOT 41**

2 STORY BRICK & FRAME

N 39°32'49" W 105.00'

3' B.L. 003-71-1008 8510440

25' B.L. 003-71-1008 8510440

5.8' 5.8' 13.3'

2' wide

7' wide 54' Long

31.00'

S 50°27'11" W 31.00'

82.00' 31.00' 28.00'

FND 5/8" I.R. (A) FND 1/2" I.R. FND 1/2" I.R. FND 5/8" I.R. FND 5/8" I.R. (B) P.C.

GUADALUPE DRIVE

(60' R.O.W.)

NOTES:

Daniel Lee Manier III

- 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 LISTED ABOVE. 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.
- 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 10-10-19, UNDER G.F. NO. 550819.
- ZERO LOT LINE SETBACK LINES AS RECORDED UNDER F.C. NO. 003-71-1008 & 8510440 D.R.G.C.
- BUILDING SET BACK LINE (ZERO LOT LINE OPTION AND SIDE YARD CONCEPT OPTION) ALONG THE SIDE LOT LINES AS RECORDED UNDER F.C. NO. 003-71-1008 & C.F. NO. 8510440 O.P.R.G.C.

LEGAL DESCRIPTION: LOT 40, IN BLOCK 5, OF CHEYENNE SUBDIVISION, RE-PLAT, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 198, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.



SURVEYOR'S 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 OCTOBER 21, 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 RESTRICTIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: DANIEL LEE MANIER III

ADDRESS: 5813 GUADALUPE DRIVE

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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: JR	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: 10-23-19	
JOB# 10-78118-19	