



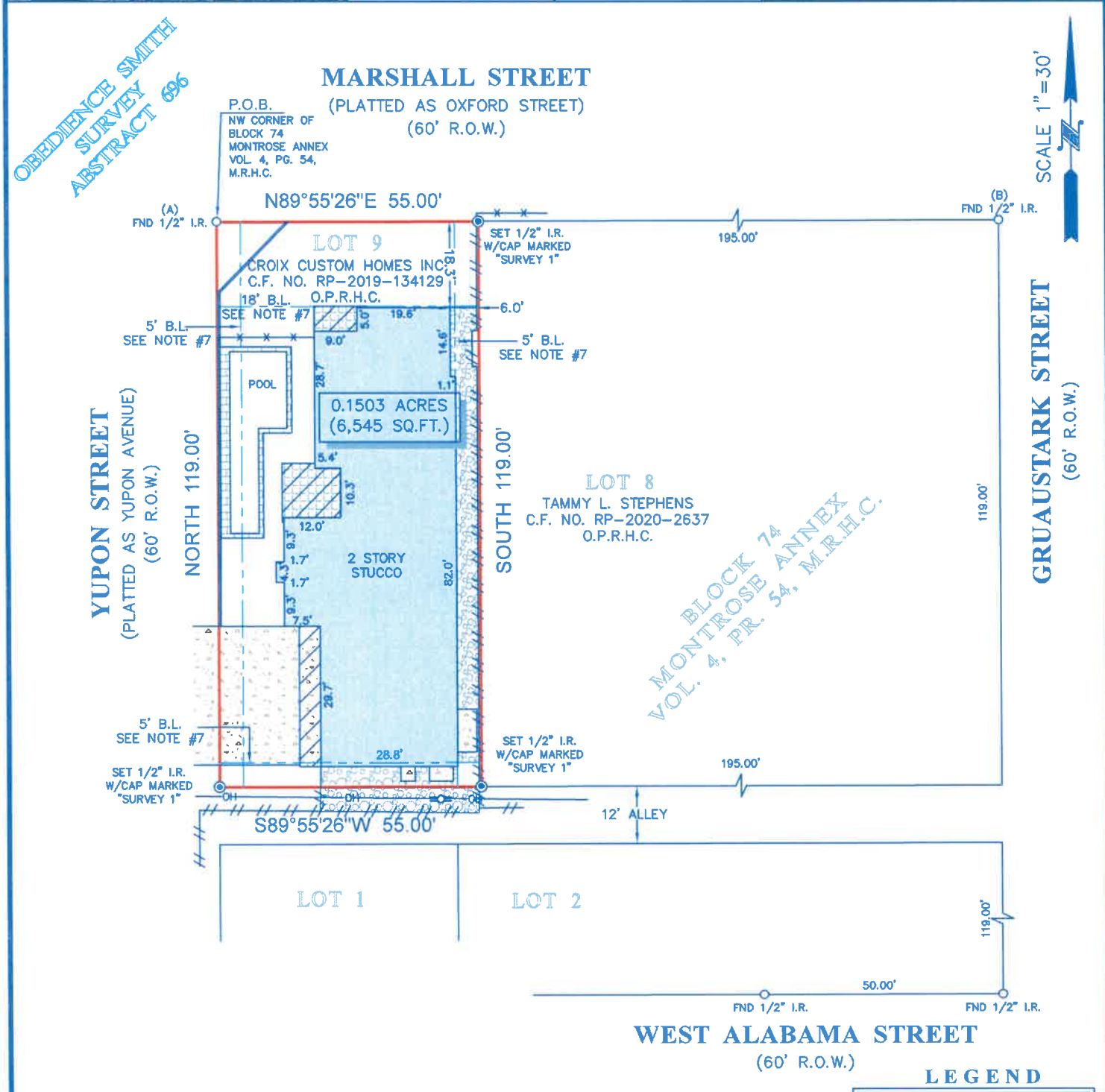
TITLE COMPANY:



TEXAS AMERICAN TITLE COMPANY

G.F. #: 2744520-02455

ISSUE DATE: MAY 8, 2020



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CROIX CUSTOM HOMES INC. IN COUNTY CLERK'S FILE NO. RP-2019-134129 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, 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 TRUELINE TECHNOLOGIES AND 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 MAY 8, 2020, UNDER G.F. NO. 2744520-02455.
- WHEN IMPROVEMENTS ON ANY PROPERTY ARE CONSTRUCTED OR EXPANDED, THE NEW PORTION MUST CONFORM TO THE FOLLOWING SETBACK REQUIREMENTS: (A) 18 FEET FROM THE FRONT PROPERTY LINE; (B) 5 FEET FROM THE PROPERTY LINE, ON EITHER SIDE OF THE PROPERTY, EXCEPT THAT A GARAGE OR GARAGE APARTMENT WHICH IS, ON COMPLETION OF THE CONSTRUCTION OR EXPANSION, LOCATED, IN ITS ENTIRETY, 50 FEET OR MORE FROM THE FRONT EDGE OF THE PROPERTY, IS NOT SUBJECT TO THIS SETBACK REQUIREMENT; AND (C) AT THE REAR OF THE PROPERTY, 5 FEET FROM THE REAR LINE, EXCEPT THAT WHEREVER THE REAR PROPERTY LINE IS ADJACENT TO AN ALLEY SHOWN ON THE O. SMITH SURVEY, RECORDED AT VOLUME 5, PAGE 32, AND OR MONTROSE ANNEX, RECORDED IN VOLUME 4, PAGE 54, MAP RECORDS, HARRIS COUNTY, THE 5 FOOT SETBACK REQUIREMENT SHALL NOT APPLY, AND THE SETBACK MAY BE ZERO FEET FROM THE REAR PROPERTY LINE AS RECORDED IN C.F. NO. T691261.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1503 ACRES (00,000 SQUARE FEET) SITUATED IN THE OBEDIENCE SMITH SURVEY, ABSTRACT 696, HARRIS COUNTY, TEXAS, BEING A PART AND OUT OF BLOCK 74 OF MONTROSE ANNEX, AS RECORDED IN VOLUME 4, PAGE 54, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND

B.L. = BUILDING LINE	
—●— POWER POLE	
—OH— OVERHEAD UTILITY LINES	
CONCRETE	BRICK
COVERED AREA	TILE
STUCCO WALL	STONE
FENCE	
WOOD	METAL

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	<p>SURVEYOR'S CERTIFICATE:</p> <p>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 JUNE 25, 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.</p> <p></p> <p>RICHARD FUSSELL RPLS # 4148</p>	CLIENT: CARLOS O. ENCARNACION AND KIMBERLY A. SILVA			
		ADDRESS: 1309 MARSHALL STREET			
		<p>www.survey1inc.com survey1@survey1inc.com</p> <p> Survey 1, Inc. Your Land Survey Company</p> <p>Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382</p>		FIELD CREW: BM	TECH: SF
		DRAFTER: MC	FINAL CHECK: EF		
DATE: JUNE 25, 2020		JOB# 6-85172-20			