

SCALE: 1" = 20'

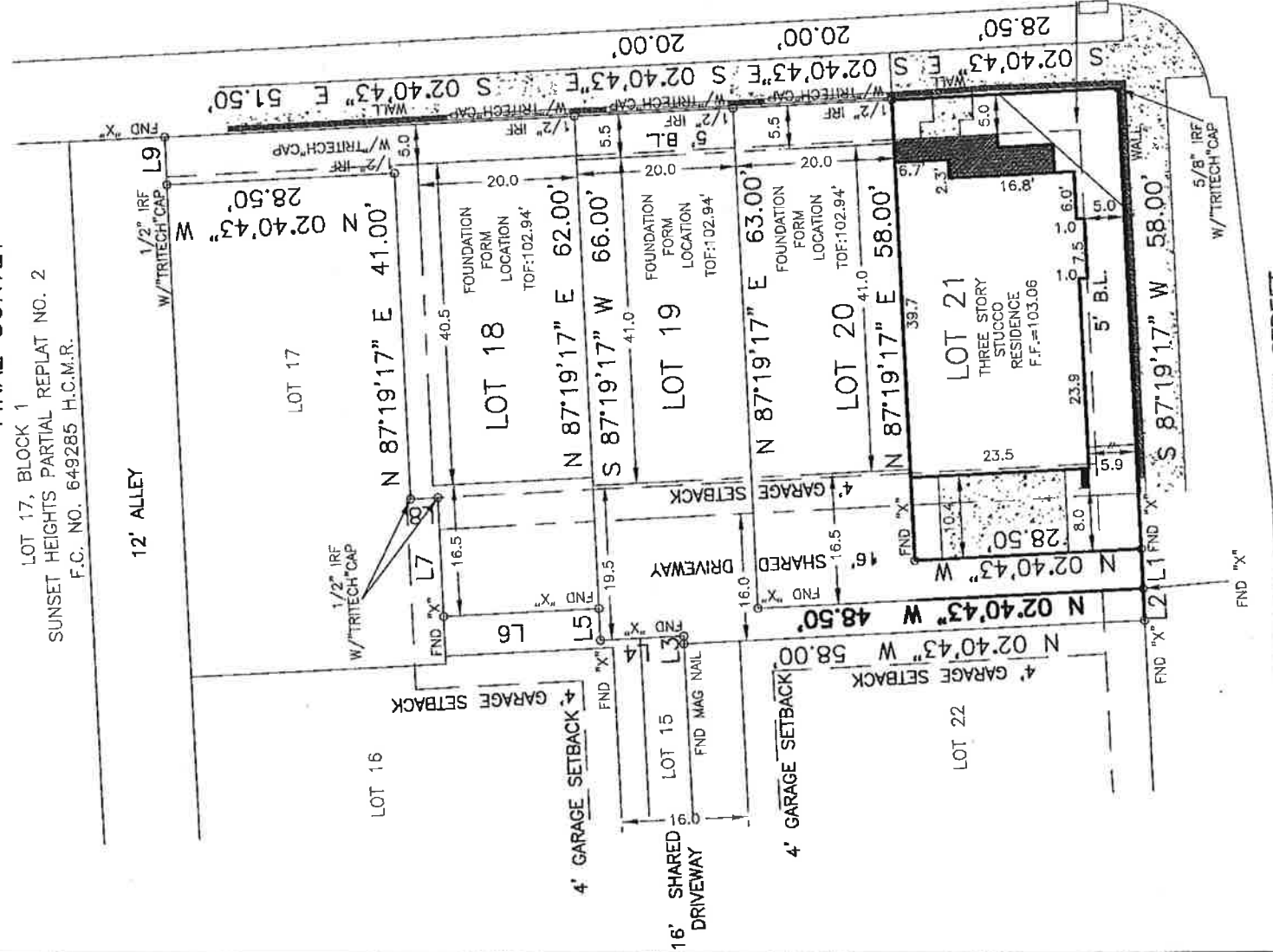
FINAL SURVEY

LOT 17, BLOCK 1  
SUNSET HEIGHTS PARTIAL REPLAT NO. 2  
F.C. NO. 649285 H.C.M.R.

12' ALLEY

CORTLANDT STREET  
(50' R.O.W.)  
(VOL. 3, PG. 43, H.C.M.R.)

15' X 15'  
VISIBILITY  
TRIANGLE



- L1: S 87°19'17" W 5.00'
- L2: S 87°19'17" W 4.00'
- L3: N 87°19'17" E 1.00'
- L4: N 02°40'43" W 10.50'
- L5: N 87°19'17" E 4.00'
- L6: N 02°40'43" W 19.50'
- L7: N 87°19'17" E 15.00'
- L8: N 02°40'43" W 3.50'
- L9: N 87°19'17" E 6.00'

SURVEYOR'S NOTE: Offsets to fences are to approximate centerlines. Bearings are based on record Plat/Deed information unless noted otherwise. Survey corners are indicated on this plat. Surveyor makes no claim to the ownership of lots or improvements shown hereon, and unless noted otherwise.

- NOTES:
- ALL BEARINGS, EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
  - A GROUND OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.
  - AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING FOR A DISTANCE OF 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES AS PER RECORDED PLAT.
  - ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

LEGAL: **LOTS 18, 19, 20 AND 21, BLOCK 2**  
**SUNSET HEIGHTS PARTIAL REPLAT NO. 2, F.C. NO. 649285, MAP RECORDS, HARRIS COUNTY, TEXAS**

LENDER: \_\_\_\_\_ GF NO: **1420184926/14382**

PURCHASER: **STEVEN COURTADE** TITLE COMPANY: **KIRBY TITLE COMPANY** EFFECTIVE: **12-02-14**

ADDRESS: **2701 CORTLANDT ST. HOUSTON, TEXAS**

THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO. 48201C-0620L DATED 06-18-07.

SURVEYED: 12-13-14  
 DRAFTED: 12-28-14  
 KEY MAP: 453 S  
 JOB NO.: GT-LV-1735-13



I, the undersigned Registered Professional Land Surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

*Cody L. Condron*  
 12/29/14

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