



TITLE COMPANY:



Chicago Title

281-993-5773

G.F. #: CTT19716106C

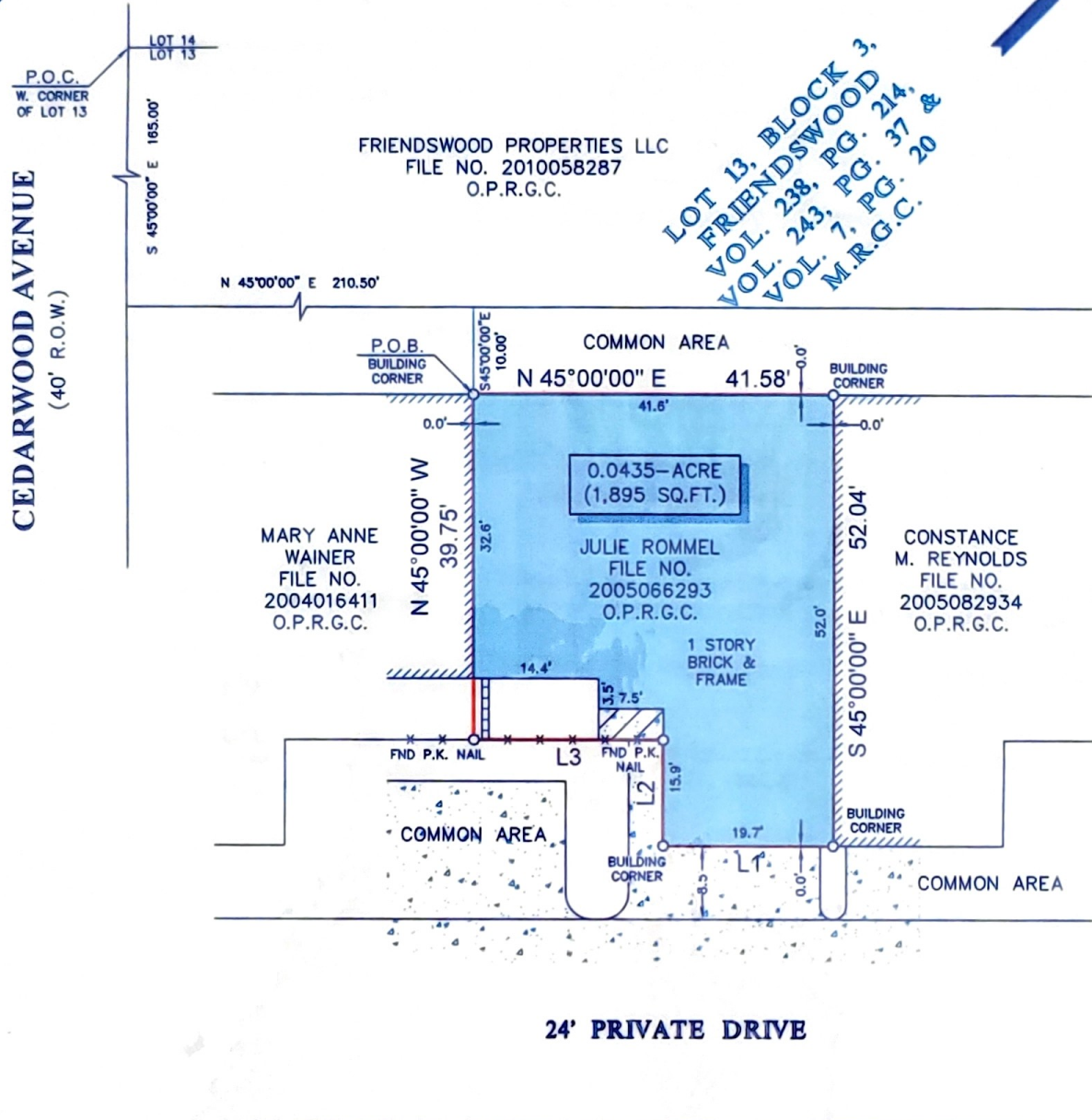
ISSUE DATE: DECEMBER 9, 2019



SARAH MCKISSICK LEAGUE ABSTRACT 151

SCALE 1"=20'

CEDARWOOD AVENUE
(40' R.O.W.)



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JULIE ROMMEL, RECORDED IN COUNTY CLERK'S FILE NO. 2005066293 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.
- SUBJECT PROPERTY IS IN ZONE "X" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48167C 0014 G, DATED 8-15-2019 FOR GALVESTON COUNTY, TEXAS.
- 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 DECEMBER 9, 2019, UNDER G.F. NO. CTT19716106C.
- BLANKET EASEMENT FOR INGRESS AND EGRESS, INSTALLATION, REPLACING, REPAIRING AND MAINTAINING ALL UTILITIES, AS RECORDED IN CLERK'S FILE NO. 2003016268.
- PARTY WALL AGREEMENT, AS RECORDED IN CLERK'S FILE NO. 2003016268.
- AN EASEMENT GRANTED TO TEXAS-NEW MEXICO COMPANY, AS RECORDED IN CLERK'S FILE NO. 2003024038, O.P.R.G.C.
- AN EASEMENT GRANTED TO FRIENDSWOOD, AS RECORDED IN CLERK'S FILE NO. 2004003789, O.P.R.G.C.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		METAL
	BRICK WALL		

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	19.67'
L2	N 45°00'00" W	12.29'
L3	S 45°00'00" W	21.91'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.0435 ACRE (1,895 SQUARE FEET) SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT 151, GALVESTON COUNTY, TEXAS, BEING OUT OF A 1.4053 ACRE TRACT OUT OF THE SOUTHEAST 1/2 OF THE NORTHWEST 1/2 OF LOT 13, IN BLOCK 3, OF THE TOWN OF FRIENDSWOOD, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 20 OF THE COUNTY CLERK'S RECORDS OF GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



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 JANUARY 9, 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
4148

CLIENT: JULIE ANN ROMMEL
ADDRESS: 709 CEDARWOOD DRIVE

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: JJ	TECH: LG3
DRAFTER: LG3	FINAL CHECK: EF
DATE: 1-10-20	
JOB# 1-80296-20	