

GF NO. 1925923 STEWART TITLE  
 ADDRESS: 7095 & 7099 EDGWATER DRIVE  
 WILLIS, TEXAS 77318  
 BORROWER: LAWRENCE SIMPSON AND  
 GAYNELL SIMPSON

SCALE: 1" = 40'

# LOTS 12 AND 13, BLOCK 6 SEVEN COVES, SECTION 1

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET A, SHEET 40A ( FORMERLY CABINET 9, SHEET 82),  
 MAP RECORDS OF MONTGOMERY COUNTY, TEXAS



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
 NOTE: BUILDING LINES FOR SIDE PROPERTY LINES SHALL BE 5% OF THE WIDTH OF THE LOT AT THE FRONTMOST POINT ON WHICH IMPROVEMENTS ARE POSITIONED, HOWEVER, ON THE GARAGE MAY BE LOCATED A MINIMUM OF 3 FEET FROM THE SIDE PROPERTY LINES AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 756, PAGE 643 AND AMENDED BY VOLUME 769, PAGE 316.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0225 G MAP REVISION: 08/18/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

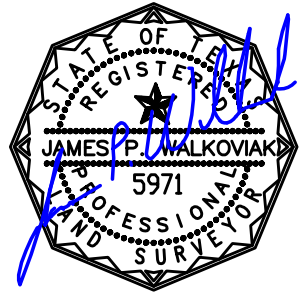
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: CAB. A, SH. 40A, M.C.M.R.

DRAWN BY: AC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 19-09189  
 OCTOBER 17, 2019



**stewart**  
 title  
**HEATHER RITCHIE**  
 281-367-5454

