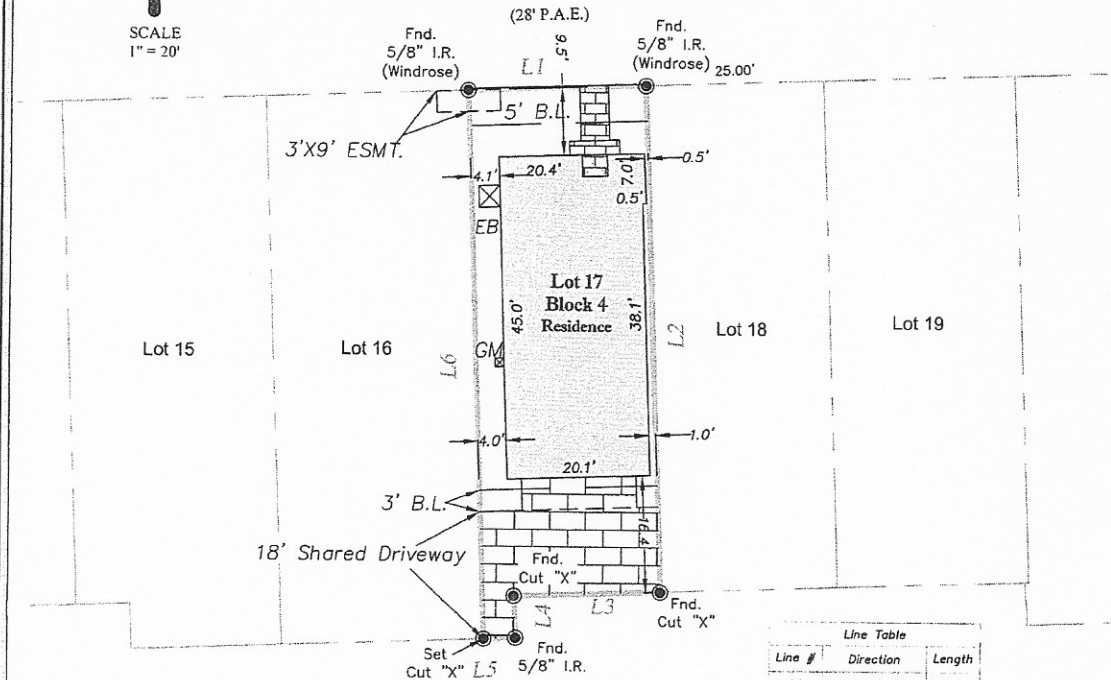


6019 MATTHEW OAKS PLACE



SCALE
1" = 20'

Matthew Oaks Place



Cottage Grove Lake
(Film Code No. 677751, H.C.M.R.)

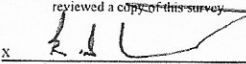
Line #	Direction	Length
L1	S87° 56' 02"W	25.00'
L2	N2° 03' 58"W	71.00'
L3	S87° 56' 02"W	20.50'
L4	S2° 03' 58"E	6.00'
L5	N87° 56' 02"E	4.50'
L6	N2° 03' 58"W	77.00'

Notes:

- Surveyor did not abstract subject property. This survey was prepared with information contained in Title Commitment GF no. 19254 of First American Title Guaranty Company, effective date of July 5, 2019, and is subject to the limitations of that commitment.
- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD 83)
- Subject to restrictive covenants recorded in Clerk's File No(s). 2016-157959, 2017-446882, 2017-447368, 2017-448783, 2018-49416, 2018-126846, 2018-126862 and 2018-537493.
- Agreement for Underground Electric Service per C.F. No. N253886.

PROPERTY DESCRIPTION:

LOT 17, BLOCK 4 COTTAGE GROVE LAKE PARTIAL REPLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK FILM CODE 683829 OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

The undersigned have/has received and reviewed a copy of this survey.  Date: 8/23/19.	Date:	08/09/19	LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; LP = Iron Pipe OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. (fence/post) — x — centerline ⊙ (overhead electric) — — — — —
	ASC No.	2783FI	
	Client	KIRBY TITLE, LLC (BUILDER)	
	G.F. No.		
	Drafter/Field Crew	S.R. / B.M.	FLOOD NOTE: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF HOUSTON, COMMUNITY NUMBER 480296, DATED 6/9/2014.

SURVEYORS CERTIFICATION 08/09/19

I hereby certify that this map represents a survey made upon the ground under my supervision. To best of my knowledge, this survey is based on the available record and physical evidence obtained at the time of survey and that there are no visible discrepancies, deed line conflicts, encroachments of record, protrusions, overlapping of improvements, easements or roadways except as shown hereon. The bearings shown hereon are based on the above referred recorded map or plat unless otherwise noted.



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