

CULBERSON STREET

(60' R.O.W.)

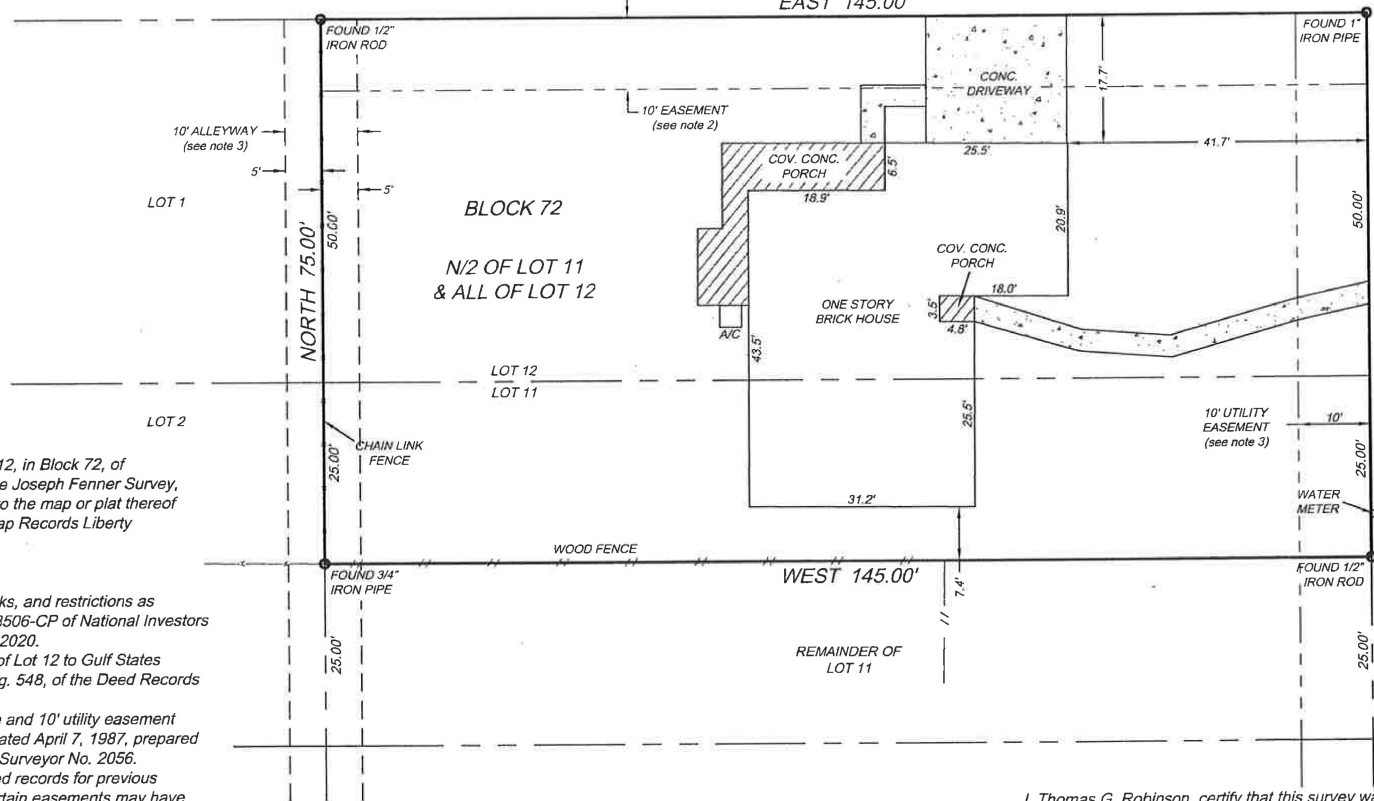
PROPERTY ADDRESS:
1302 Denison Ave.
Cleveland, Texas 77327

EAST 145.00'

NORTH 75.00'

SOUTH 75.00'

DENISON AVENUE
FORMERLY AVE F
(60' R.O.W.)



Scale : 1" = 20'

SURVEY FOR: James Primeaux

BEING: North 1/2 of Lot 11 and all of Lot 12, in Block 72, of GLEN PARK ADDITION, an addition in the Joseph Fenner Survey, A-441, Liberty County, Texas, according to the map or plat thereof recorded in Volume 1, Page 129 of the Map Records Liberty County, Texas.

NOTES:

1. This survey depicts easements, setbacks, and restrictions as outlined in title commitment GF #2020078506-CP of National Investors Title Insurance Company dated June 24, 2020.
2. 10 foot easement along the North line of Lot 12 to Gulf States Utilities Company recorded in Vol. 790, Pg. 548, of the Deed Records of Liberty County, Texas.
3. 10 foot alleyway along the West lot line and 10' utility easement along the East line as shown on survey dated April 7, 1987, prepared by Louis W. Bergman, Registered Public Surveyor No. 2056.
4. This Surveyor did not research the deed records for previous conflict in title or easement, therefore, certain easements may have been granted which are not reflected hereon.

ROBINSON SURVEYING, INC.
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LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com

James Primeaux
8/14/2020



I, Thomas G. Robinson, certify that this survey was performed under my supervision on August 7, 2020; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that subject property is not in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48291C 0130 C dated May 02, 2008. This certifies only to easements and building lines shown on the recorded plat and title commitment GF# 2020078506-CP, of National Investors Title Insurance Company dated June 24, 2020.

Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874
JOB# 20AT129