

EAST EDGEWOOD DRIVE  
(100' R.O.W.)

ROYAL COURT  
(60' R.O.W.)



123.00'  
FND 1/2" I.P.

35' B.L.  
FND 1" I.P. (A)

S 45°00'00" E 110.00'

LOT III

N 45°00'00" E 165.00'  
10' B.L. VOL. 1496, PG. 489

LOT 112  
(VACANT)

FND 1" I.P.  
BLOCK 9, LOT 4  
FRIENDSWOOD  
VOL. 254A, PG. 18  
O.P.R.G.C.

S 29°44'41" W 171.03'  
10' B.L. VOL. 1496, PG. 489

LOT III

N 45°00'00" W 155.00'  
10' B.L. VOL. 1496, PG. 489

FND 1" I.P. (S 1113' E 0.4')  
EXP-CLEAR CREEK  
DRAINAGE DIST  
C.F. NO. 9337694  
O.P.R.G.C.

75.00'  
FND 1/2" I.P.

LEGEND

— B.L. —	BUILDING LINE
- - - - -	FENCE
- // - // - // -	WOOD

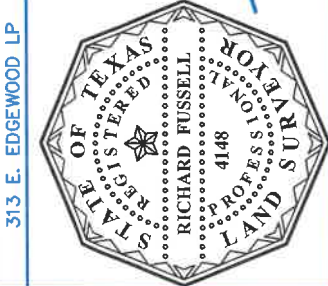
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B), WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT PLAT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYED FOR THE SUBJECT PLAT WAS INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS DEEMED TO BE TRAVELERABLE TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION. THIS SURVEY IS NOT TRAVELERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEB. 07, 2021, UNDER G.F. NO. 1116089.

LEGAL DESCRIPTION: LOT 112, OF IMPERIAL ESTATES, SECTION 2, A SUBDIVISION IN GLAVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 87, AND TRANSFERRED TO PLAT RECORD 4, MAP NO. 58, ALL IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GLAVESTON COUNTY, TEXAS.

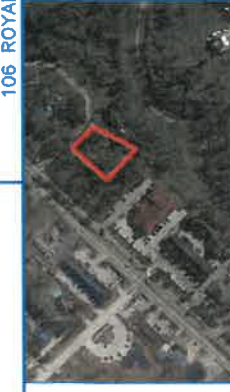
CLIENT: 313 E. EDGEWOOD LP

ADDRESS: 106 ROYAL COURT



SURVEYORS CERTIFICATE: THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEB. 09, 2021, AND THAT THIS PLAT SUBSTANTIALLY ACCURATELY REPRESENTS THE ACTUAL SURVEYED PROPERTY. THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR EMBODISMENTS EXCEPT AS SHOWN.

RICHARD RUSSELL  
P.L.S. 4148



TITLE COMPANY:



D'ANN ANDRUS  
G.F. # 116089

ISSUE DATE: FEB. 07, 2021

www.survey1inc.com  
survey1@survey1inc.com  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512

(281)393-1382 | Fax (281)393-1383

Survey 1, Inc.  
Your Land Survey Company



TECH: JU  
FIELD CREW: AR

DATE: 2-12-21  
JOB# 2-93188-21  
FINAL CHECK: EF  
EF