

TITLE COMPANY:

stewart
title guaranty company

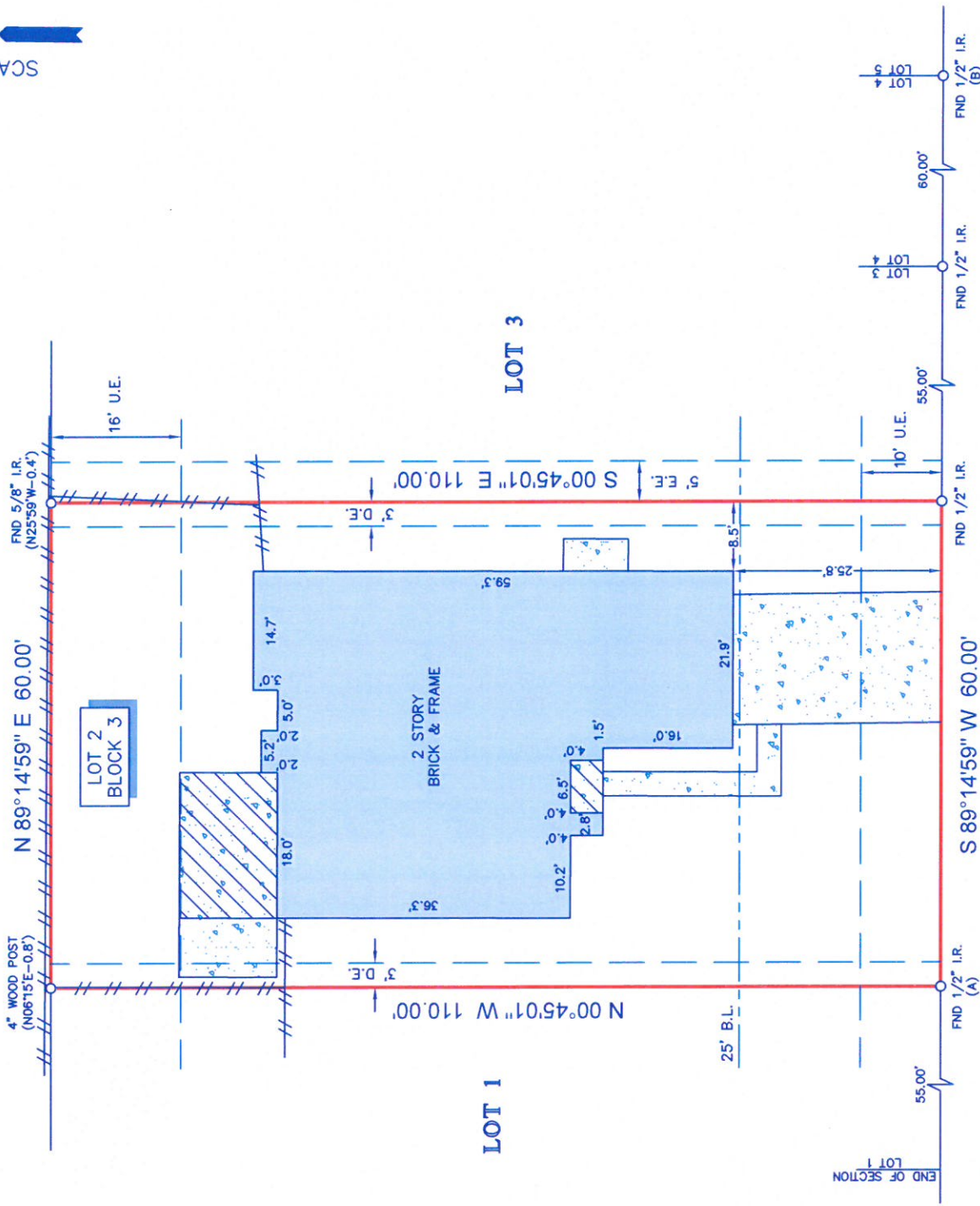
TARA HOBBS

281-412-6900

G.F. #: 618081

ISSUE DATE:
JANUARY 8, 2020

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4
140' WIDE DRAINAGE EASEMENT
VOLUME 1603, PAGE 510
B.C.D.R.



SCALE 1" = 20'

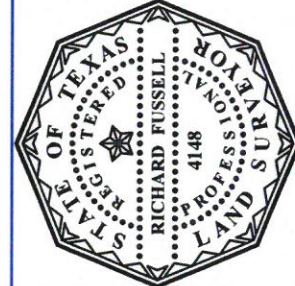
NOTES:

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 TRACT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY.
3. THIS SURVEY IS CERTIFIED TO STEWART TITLE GUARANTY COMPANY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ENCUMBRANCES 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 JANUARY 8, 2020, UNDER G.F. NO. 618081.
7. SIDE AGGREGATE SETBACK IS 10' AS PER THE RECORDED PLAT.

SOUTHDOWN DRIVE
(70' R.O.W.)

LEGEND

B.L.	BUILDING LINE	CONCRETE
U.E.	UTILITY EASEMENT	FENCE
D.E.	DRAINAGE EASEMENT	WOOD
E.E.	ELECTRICAL EASEMENT	
	COVERED AREA	



SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON JANUARY 20, 2020, AND THAT THIS PLAT COMPLETES 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
RPLS# 4148

LEGAL DESCRIPTION: LOT 2, IN BLOCK 3, OF SOUTHDOWN, SECTION 13, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 21, PAGE 93-94 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

CLIENT: KA WAI CHRISTINE CHEUNG AND QINGLONG WU
ADDRESS: 3251 SOUTHDOWN 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:	TECH:
JO	DC
DRAFTER:	FINAL CHECK:
MC(V)	EF
DATE:	
JAN. 20, 2020	
JOB#	
1-80540-20	

