

TITLE COMPANY:

PROVIDENCE
TITLE

G.F. #: 122003968

ISSUE DATE:
12-12-19

THE WOODLANDS VILLAGE OF
CREEKSIDE SECTION 35
F.C. NO. 649253 M.R.H.C
N 74°41'46" E 56.42'

SCALE 1" = 20'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

4" WOOD POST

7' U.E.
20130027021

LOT 8

N 15°17'22" W 135.84'

LOT 6

S 17°01'23" E 135.03'

2 STORY
STUCCO & FRAME

LOT 7
BLOCK 10

LIBERTY BRANCH BOULEVARD
(100' R.O.W.)

5' U.E.
20150027021

20' B.L.
(FOR
GARAGE FACING
STREET)

10' B.L.
(DWELLING)
40.01' FND 5/8" I.R. (A)
72.53' FND 5/8" I.R.
5' S.S.E.

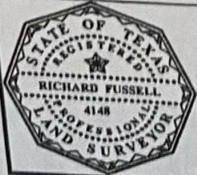
SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"
80.51' FND 5/8" I.R.
60.51' FND 5/8" I.R. MARKED
"FMS SURVEYING"
(B)
220.17' P.C.

ROCKWELL PARK BOULEVARD
(R.O.W. VARIES)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2000.00'	60.51'	S 73°52'17" W	60.51'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 12, 2019, UNDER G.F. NO. 122003968.
 - EASEMENT TO CWP ELECTRIC, CWP GAS, AT&T AND COMCAST AS RECORDED UNDER COUNTY CLERK'S FILE NO. 20140104828. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGAL DESCRIPTION: LOT 7, IN BLOCK 10, OF THE WOODLANDS VILLAGE OF CREEKSIDE PARK, SECTION 33, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 648265 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 11, 2019, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 'A' CONSTRUCTION SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT:
JAMES MAGENHEIMER AND JENNIFER MAGENHEIMER
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206 ROCKWELL PARK BOULEVARD

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Your Land Survey Company
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FIELD CREW: NG
TECH: DC
DRAFTER: CV
FINAL CHECK: EF
DATE: 1-2-20
JOB#: 12-80117-19

James Magenheimer
Jennifer Magenheimer