



TITLE COMPANY:

**Capital Title**
A Shaddock Company

281-715-3440

G.F. #:

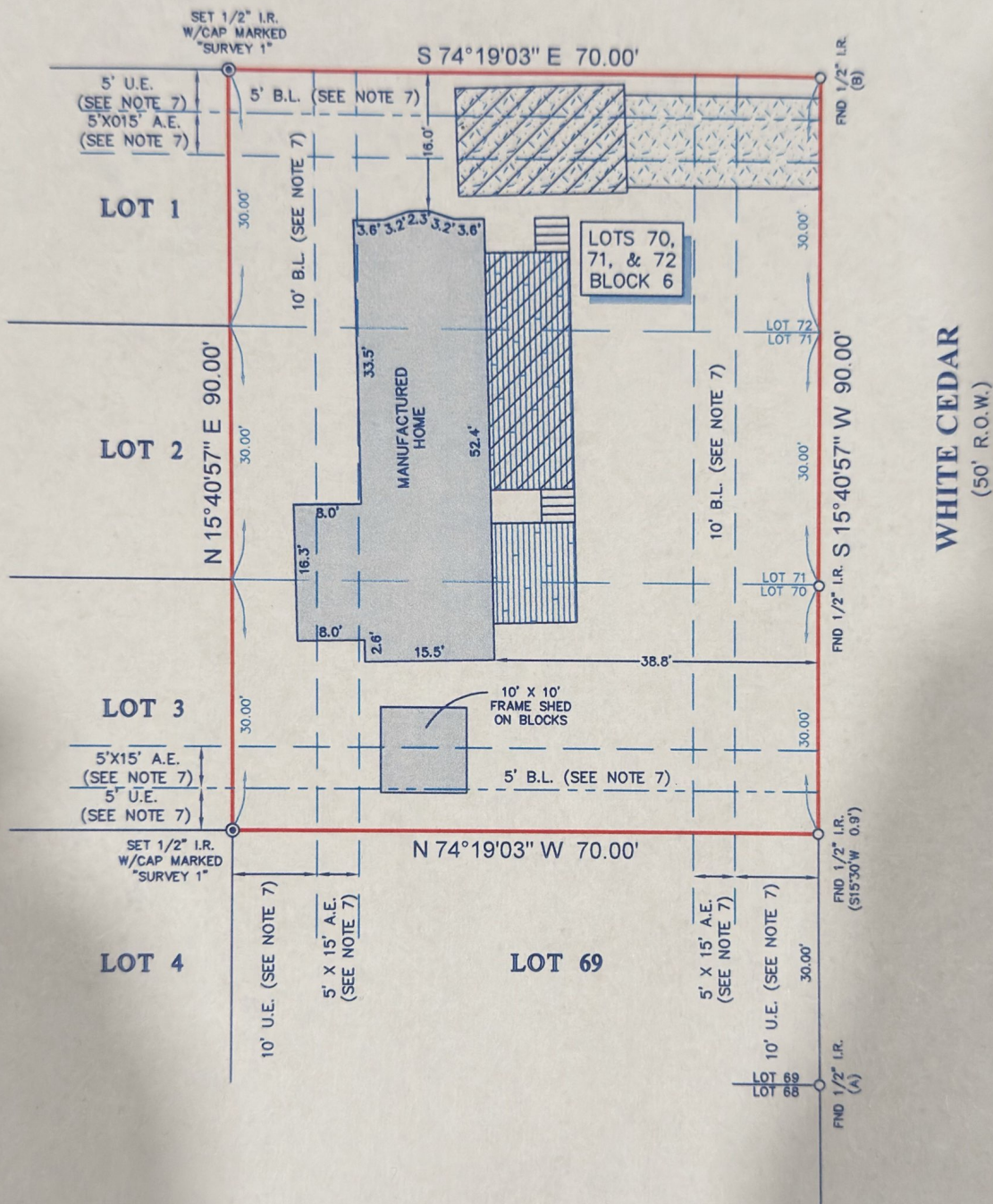
19-432262-SP

ISSUE DATE:

AUGUST 2, 2019

**NELWOOD**

(50' R.O.W.)

**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.
- THIS SURVEY IS CERTIFIED TO 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 AUGUST 2, 2019, UNDER G.F. NO. 19-432262-SP.
- TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND LIEN FOR ASSESSMENTS AS SHOWN IN RESTRICTIONS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 8311286.
- EASEMENTS GRANTED TO SAN JACINTO RIVER AUTHORITY AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE VOL. 822, PG. 365.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGEND

B.L. = BUILDING LINE	ASPHALT
U.E. = UTILITY EASEMENT	STEPS
A.E. = AERIAL EASEMENT	
COVERED AREA	
WOOD DECK	

LEGAL DESCRIPTION: LOTS 70, 71 AND 72, IN BLOCK 6, OF WALNUT COVE, SECTION 2, A PART OF THE WILLIAM WIER SURVEY, A-42, MONTGOMERY COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SHEET 182-B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 6, 2019, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH 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**CLIENT:**

ERIC E. ROSE AND ADRIANA ROSE

ADDRESS:

11797 WHITE CEDAR

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:

CD

TECH:

DC

DRAFTER:

DC

FINAL CHECK:

EF

DATE:

AUGUST 12, 2019

JOB#

8-75755-19