TITLE COMPANY:

StarTex TITLE COMPANY

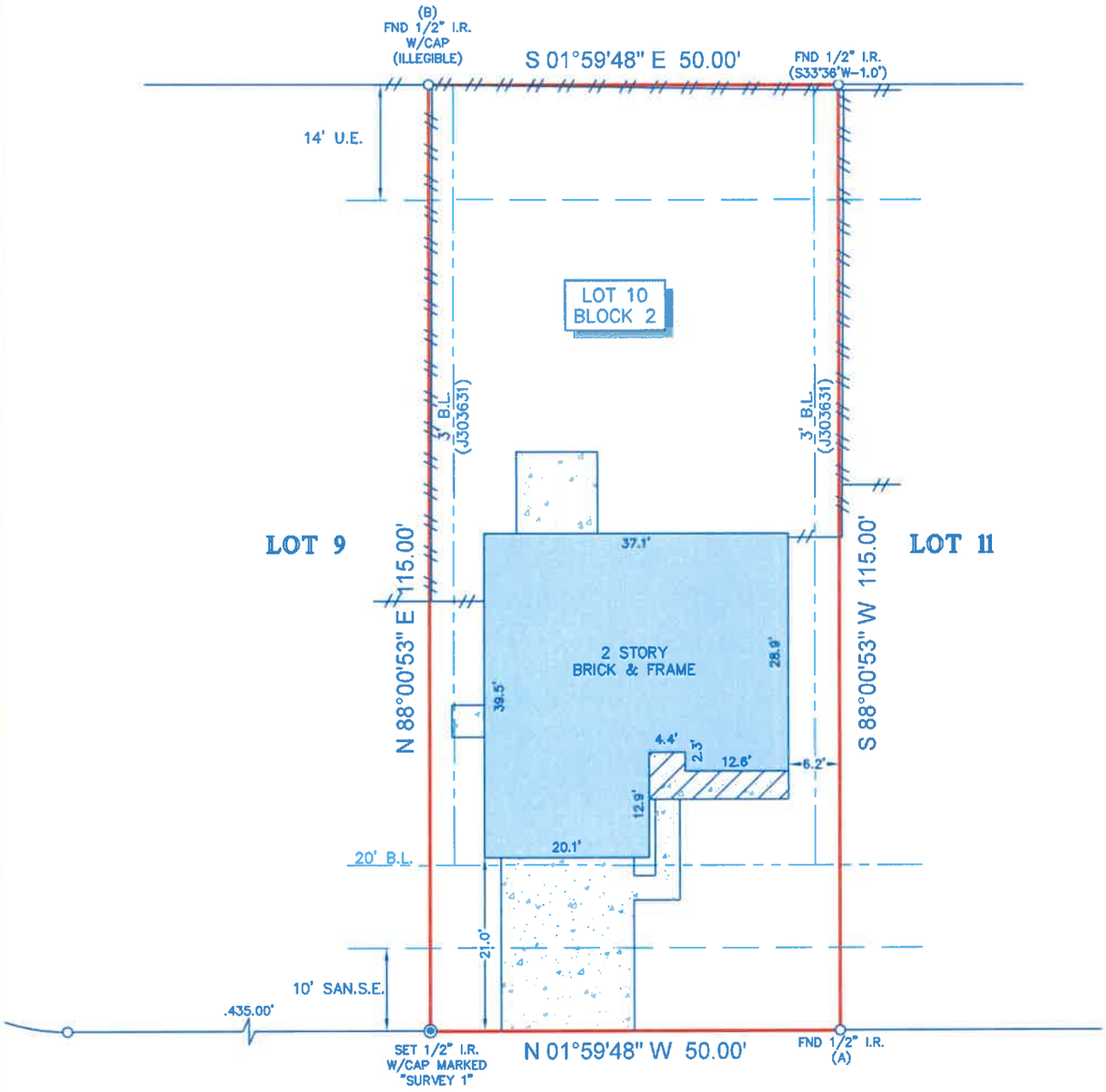
GINA LESCH 713-986-4090

G.F. #: ST-0321-4903212200170GABRIE

ISSUE DATE: MARCH 3, 2022

SCALE 1"=20'

HARRIS COUNTY FLOOD CONTROL DISTRICT
(NO RECORD FOUND)



ALBION CRESENT DRIVE
(50' R.O.W.)

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 THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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 MARCH 3, 2022, UNDER G.F. NO. ST-0321-4903212200170GABRIE.
7. 3' ACCESS EASEMENT FOR "ZERO" SET-BACK LINE AS RECORDED IN C.F. NO. J303631.
8. AGREEMENT FOR "ZERO LOT LINES" AS RECORDED IN C.F. NO. J303631.
9. AGREEMENT FOR CABLE TV AS RECORDED IN H840257.

LEGEND

CONCRETE
COVERED AREA
FENCE — WOOD
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
R.O.W. = RIGHT-OF-WAY
FND = FOUND
I.R. = IRON ROD

LEGAL DESCRIPTION: LOT 10, IN BLOCK 2, OF STRATHMORE, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED AT FILM CODE NO. 549194, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

SURVEYORS 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 MARCH 17, 2022 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: USMAN IJAZ

ADDRESS: 6702 ALBION CRESENT 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: WT	TECH: DC
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: MAR. 18, 2022	
JOB#: 3-109371-22	