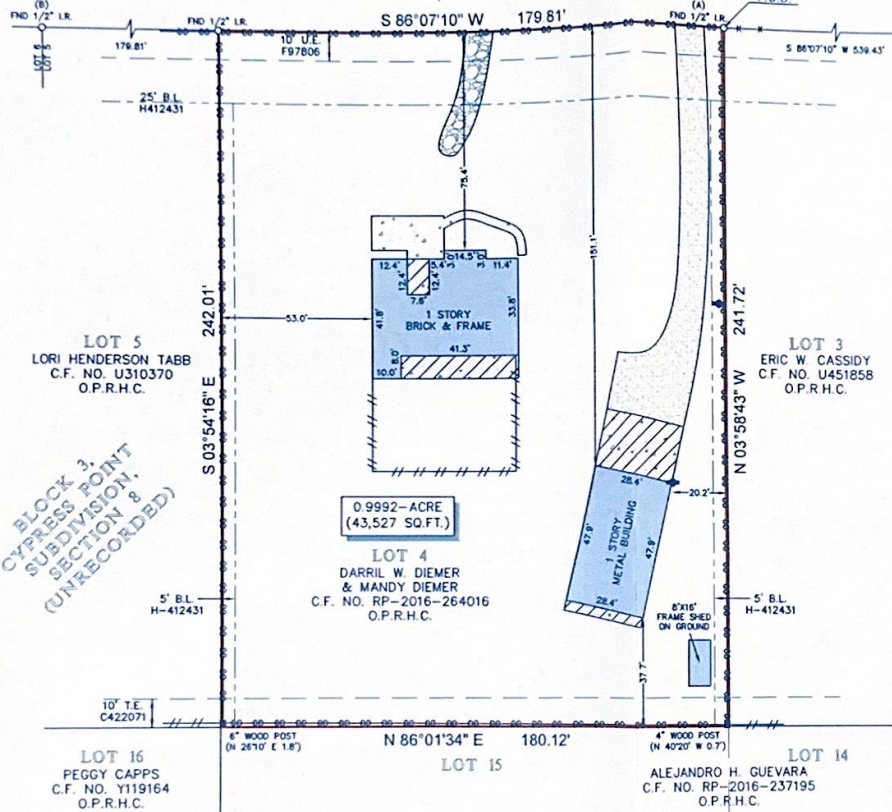


ELLIS
BENSON
SURVEY
ABSTRACT 165

WILD OAK DRIVE
(60' R.O.W.)



SCALE 1"=40'

P.O.C.
NW CORNER OF
J. M. BLAIR
SURVEY & NE
CORNER OF ELLIS
BENSON SURVEY

F.M. HIGHWAY 2100
(R.O.W. VARIES)

LEGEND

	CONCRETE		WOOD FENCE
	COVERED AREA		WIRE FENCE
	GRAVEL		CHAIN LINK FENCE
	ASPHALT		B.L. = BUILDING LINE
			U.E. = UTILITY EASEMENT
			T.E. = TELEPHONE EASEMENT
			SERVICE POLE

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO DARRIL W. DIEMER AND MANDY DIEMER, RECORDED IN COUNTY CLERK'S FILE NO. RP-2016-264016 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 JUNE 17, 2021, UNDER G.F. NO. 1280788.
- AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE, AS RECORDED IN CLERK'S FILE NO. W786666, O.P.R.H.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.9992 ACRE (43,527 SQUARE FEET) SITUATED IN THE ELLIS BENSON SURVEY, ABSTRACT 165, HARRIS COUNTY, TEXAS, BEING LOT 4, IN LOCK 3, OF CYPRESS POINT SUBDIVISION, SECTION 8, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS; SAID SUBDIVISION BEING A PART OF THE CATHERINE N. HARGRAVE TRACT OF LAND CONVEYED TO "2100 LIMITED", SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

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 JUNE 25, 2021 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 OBSTRUCTIONS EXCEPT AS SHOWN.



RICHARD FUSSELL
RPLS 4148

CLIENT: MICHAEL PIMENTEL AND HAILY O'MALLEY

ADDRESS: 353 WILD OAK 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: JO SF

TECH: SF

DRAFTER: LG3 FINAL CHECK: EF

DATE: 6-30-21

JOB# 6-98746-21

BLOCK 3,
CYPRESS POINT
SUBDIVISION,
SECTION 8
(UNRECORDED)

TITLE COMPANY:

281-359-1280

G.F. # 1280788

ISSUE DATE: JUNE 17, 2021

