
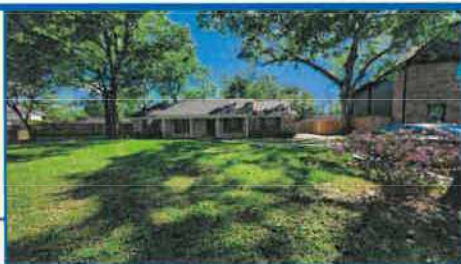
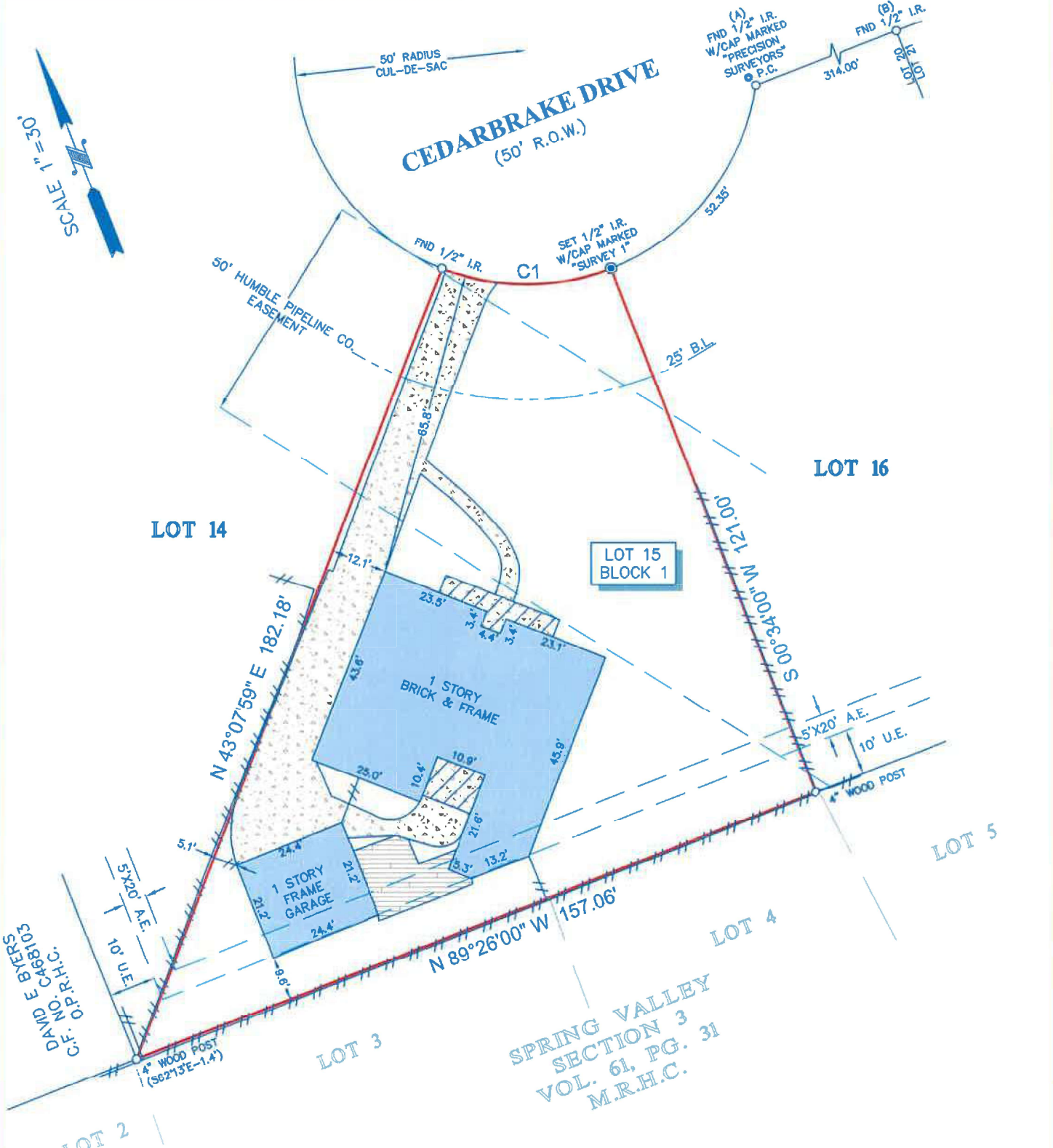




TITLE COMPANY:  
 **Capital Title**<sup>SM</sup>  
 A Shaddock Company  
 214-709-5455  
 G.F. #: 24-794364-PN      ISSUE DATE: APRIL 11, 2024



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	37.15'	S 66°09'15" E	36.30'



- 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 SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON 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 APRIL 11, 2024, UNDER G.F. NO. 24-794364-PN.
  - THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

**LEGEND**

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

LEGAL DESCRIPTION: LOT 15, BLOCK 1, OF MAGNOLIA VALLEY, AN ADDITION IN HARRIS TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 120, PAGE 38, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



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 22, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

*Richard Fussell*  
 RICHARD FUSSELL  
 RPL# 4148

CLIENT: MARTHA ELLEN HAWTHORNE  
 ADDRESS: 8639 CEDARBRAKE DRIVE  
 www.survey1inc.com  
 survey1@survey1inc.com  
  
 Your Land Survey Company  
 Firm Registration No. 100758-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: BM	TECH: SF
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: MARCH 27, 2024	
JOB#: 3-132815-24	

REVISED(TITLE): 4-11-2024