
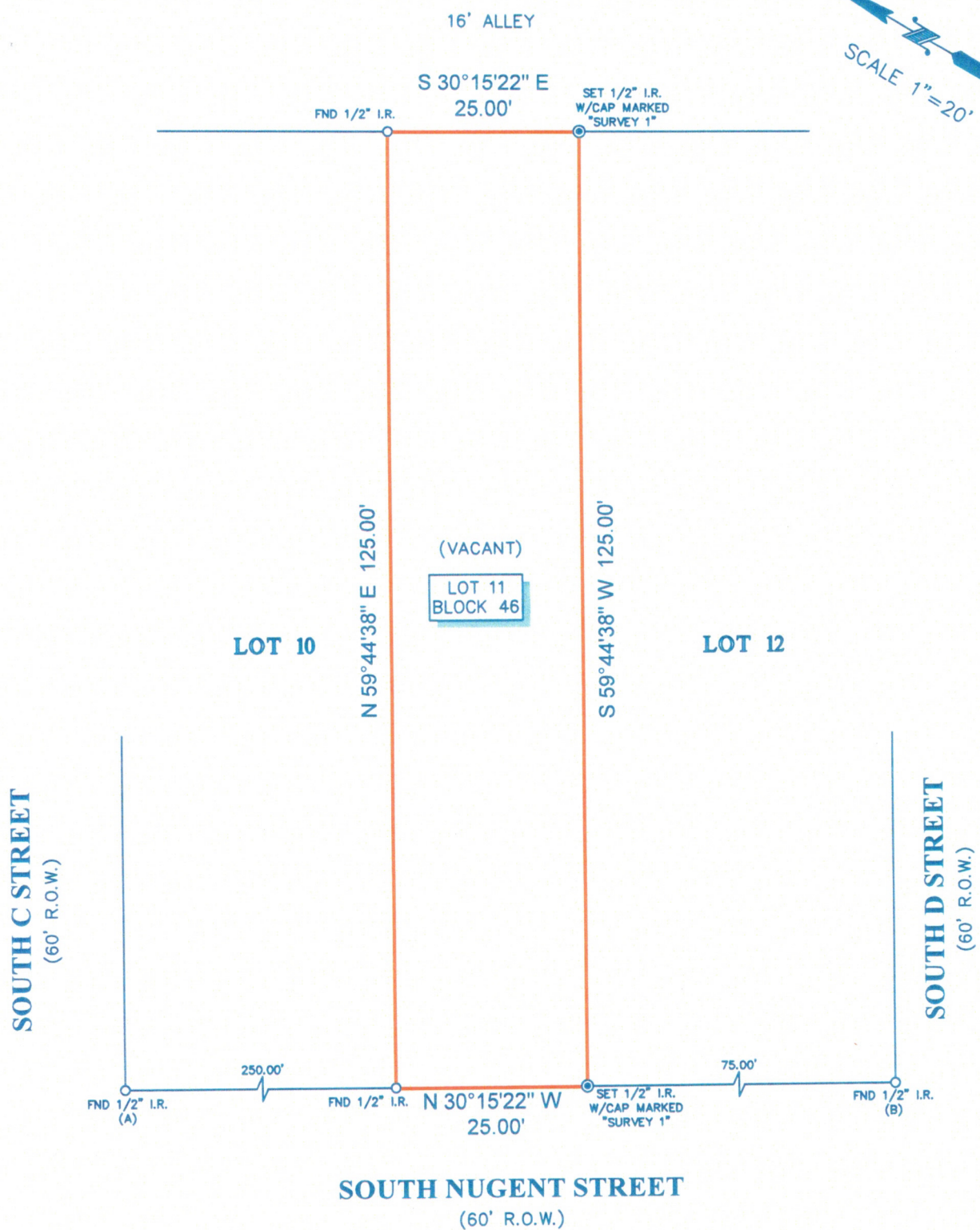
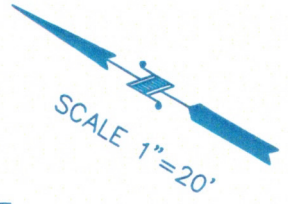


TITLE COMPANY:

 RHONDA TRAIL WOOD
 G.F. #: 1640888
 ISSUE DATE: JUNE 27, 2024



SOUTH NUGENT STREET
 (60' R.O.W.)

LEGEND

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT

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 JUNE 27, 2024, UNDER G.F. NO. 1640888.

LEGAL DESCRIPTION: LOT 11, IN BLOCK 46, OF BAY FRONT ADDITION TO THE TOWN OF LA PORTE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 1, PAGE 53 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 JULY 9, 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
 RPLS# 4148

CLIENT: BP COASTAL BUILDERS & DEVELOPERS LLC	FIELD CREW: JJ	TECH: WS
ADDRESS: 0 SOUTH NUGENT STREET	DRAFTER: MC(V)	FINAL CHECK: SB
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	DATE: JULY 12, 2024	JOB# 7-508-24