

P.O.B.
SW CORNER OF
55.3806 ACRE TRACT
F.C. NO. 157-65-1556
D.R.H.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"
DRAINAGE EASEMENT
C.F. NO. 20080181907
O.P.R.H.C.

LOT 1
TUNG VU &
JULIE NGUYEN VU
C.F. NO. V839807
O.P.R.H.C.

LOT 3
2.5172 ACRES
(109,651 SQ.FT.)
(VACANT)

LOT 4
JAMES D. WISCHER
& ELAINE WISCHER
C.F. NO. N614674
O.P.R.H.C.

LOT 8
RONDA BONE
C.F. NO. Y952760
O.P.R.H.C.

LOT 3B-6
CAROL D. QUAKE
C.F. NO. 20100336715
O.P.R.H.C.

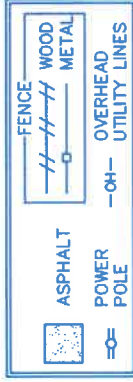
LOT 7

JOHN DUNMAN
SURVEY 231
ABSTRACT 231

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO DARELL LINDSAY, RECORDED IN COUNTY CLERK'S FILE NO. H388849 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES SUBJEC TO THE TITLE COMMITMENT (ISSUED ON JUNE 11, 2024, UNDER G.F. NO. 2350385.
6. SUBJECT TO THE RESTRICTIONS COVENANTS AS SET FORTH IN SCHEDULE B OF THE TITLE COMMITMENT (ISSUED ON JUNE 11, 2024, UNDER G.F. NO. 2350385.
7. EASEMENTS GRANTED TO SOUHLAND PAPER MILLS COMPANY, AS RECORDED IN CLERK'S FILE NO. F289552, O.P.R.H.C. (DOES NOT APPLY TO THIS PROPERTY)
8. EASEMENTS AND/OR EASEMENT RIGHTS, AS RECORDED IN CLERK'S FILE NOS. H120048 AND K446468, O.P.R.H.C. (DOES NOT APPLY TO THIS PROPERTY)
9. AN EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NOS. H406558 AND H406559, O.P.R.H.C. (DOES NOT APPLY TO THIS PROPERTY)
10. PIPE LINE CORRIDOR EASEMENT, AS RECORDED IN CLERK'S FILE NO. H824412, O.P.R.H.C. (DOES NOT APPLY TO THIS PROPERTY)

LEGEND

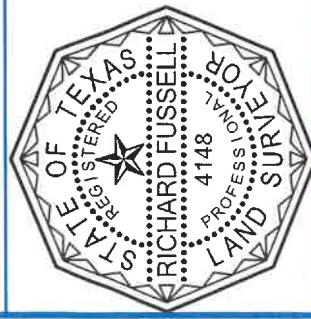


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	50.00'	36.91'	S 21°18'52" E	36.08'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.5172 ACRE (109,651 SQUARE FEET) SITUATED IN THE JOHN DUNMAN SURVEY, ABSTRACT 231, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: MICHAEL B. BLIXT

ADDRESS: WEST JAYHAWK STREET



SURVEYOR'S CERTIFICATE:
I, RICHARD FUSSELL, LICENSED SURVEYOR, HEREBY CERTIFY THAT THE FACTS FOUND ON THE GROUND DURING THE COURSE OF BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 10, 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.

INDICATED BY THESE
REPLACES 4148



TITLE COMPANY:

Survey 1, Inc.
Your Land Survey Company



G.F. # 2350385
ISSUE DATE: JUNE 11, 2024
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW: TR
DRAFTER: LG3

DATE: 6-13-24
JOB# 6-138272-24
TECH: EF
FINAL CHECK: EF