TITLE COMPANY:

First American Title

G.F. #: 2964513-13175

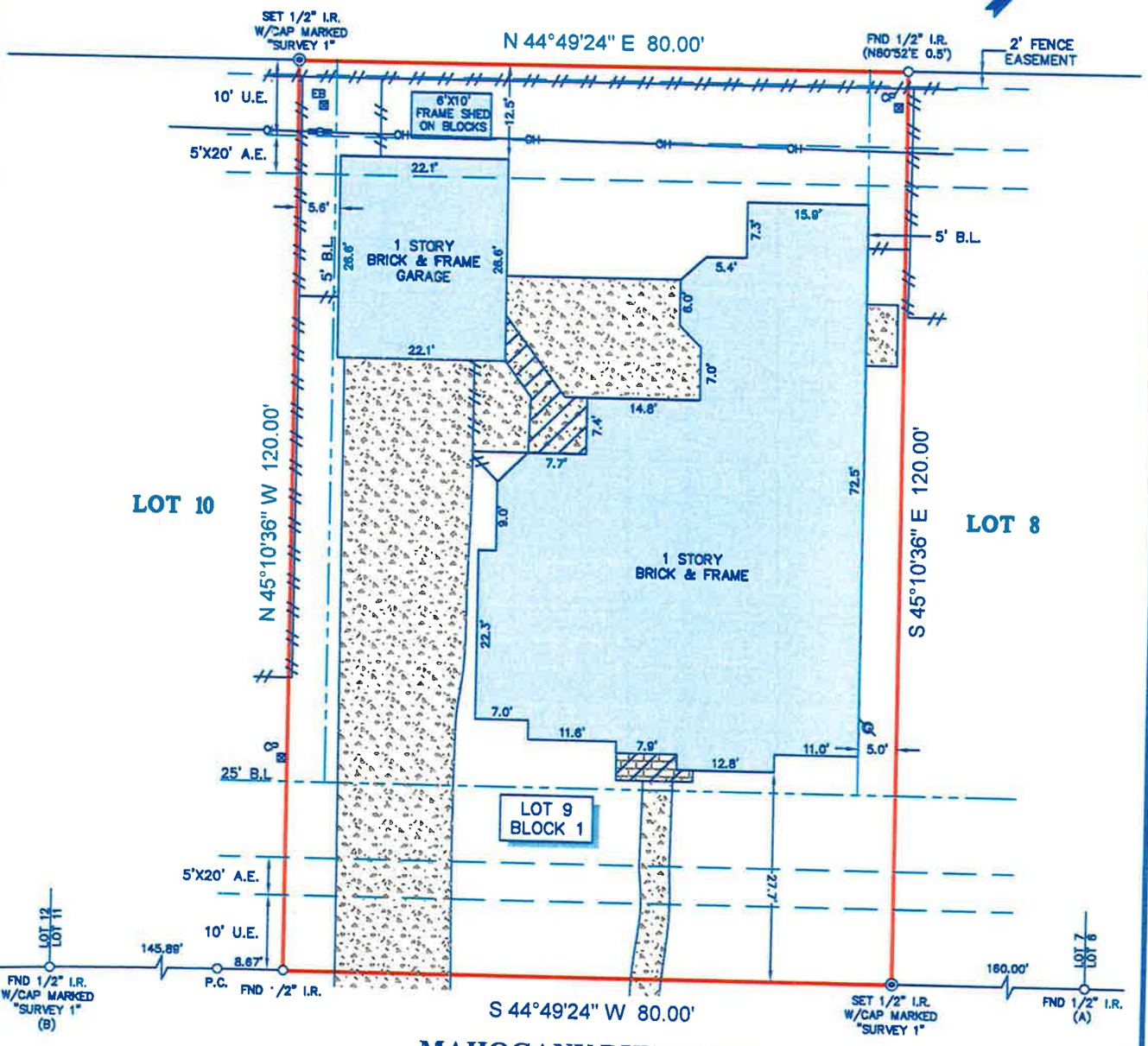
ISSUE DATE: NOVEMBER 19, 2025

LAND TITLE SURVEY

0' 10' 20' 40'

SCALE 1"=20'

KATY MILLS SEC. 1
SLIDE 1807A
P.R.F.B.C.



MAHOGANY RUN DRIVE
(60' 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 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 ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 19, 2025 UNDER G.F. NO. 2964513-13175.
7. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGEND

- BRICK
- COVERED AREA
- CONCRETE
- OH — OVERHEAD UTILITY LINES
- CP — CABLE PEDESTAL
- EB — ELECTRIC BOX
- GAS METER
- POWER POLE
- FENCE — WOOD
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- A.E. = AERIAL EASEMENT

LEGAL DESCRIPTION: LOT 9, IN BLOCK 1, OF FALCON POINT, SECTION ONE, AN ADDITION IN FORT BEND AND HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO.S 693/A & B AND 694/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND RECORDED IN VOLUME 324, PAGE 13 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 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 21, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

CLIENT: MELISSA NILES

ADDRESS: 906 MAHOGANY RUN DRIVE

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: LG	TECH: WS
DRAFTER: JC	FINAL CHECK: EF
DATE: 11/24/2025	
JOB # 11-159654-25	