



TITLE COMPANY:

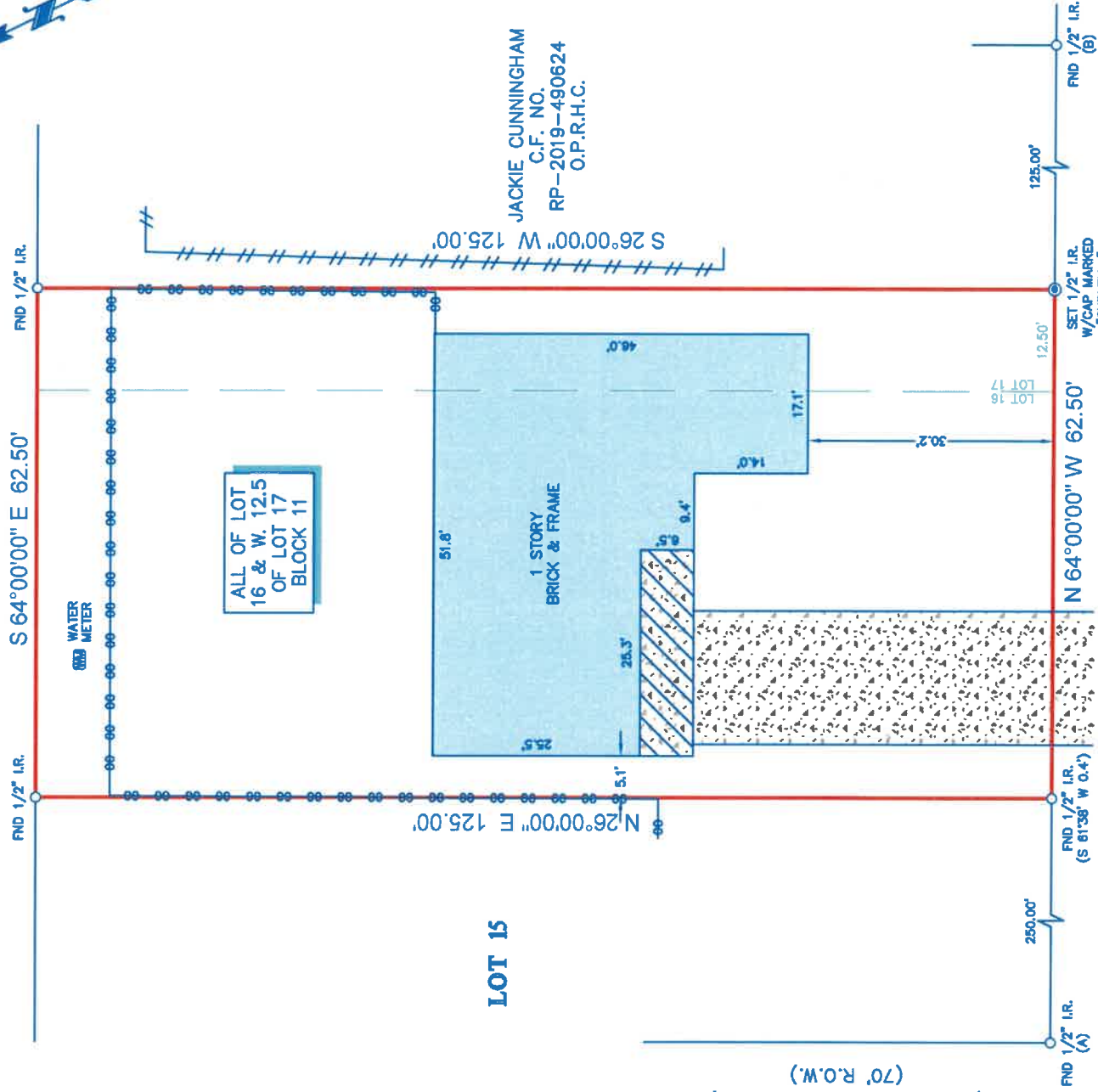


G.F. # BLT-25-1174 ISSUE DATE: AUG. 27, 2025

LAND TITLE SURVEY



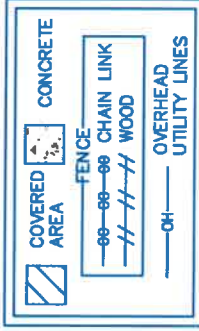
16' ALLEY



SYLVAN STREET
(PLATTED AS SYLVAN AVENUE)
(80' R.O.W.)

PARK DRIVE
(PLATTED AS PARK AVENUE)
(70' R.O.W.)

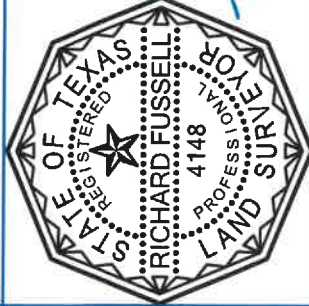
LEGEND



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 AUGUST 27, 2025, UNDER G.F. NO. BLT-25-1174.

LEGAL DESCRIPTION: ALL OF LOT 16 AND THE WEST 12.50 FEET OF LOT 17, IN BLOCK 11, OF SYLVAN BEACH, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYOR'S 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 AUGUST 27, 2025 AND THAT THIS SURVEY SUBSTANTIALLY ACCURATELY SHOWS THE CORNER AND ADJACENT PROPERTY PROFESSIONAL SURVEYOR'S RECORDS AND MEASUREMENTS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
P.L.S. # 4148

CLIENT: MOHAMMAD SHOAB RAHIMI
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Survey 1, Inc.
Your Land and Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

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|-------------------------|------------------|
| FIELD CREW: JU | TECH: ARH |
| DRAFTER: LG3 | FINAL CHECK: EF |
| DATE: SEPTEMBER 3, 2025 | JOB# 8-156677-25 |