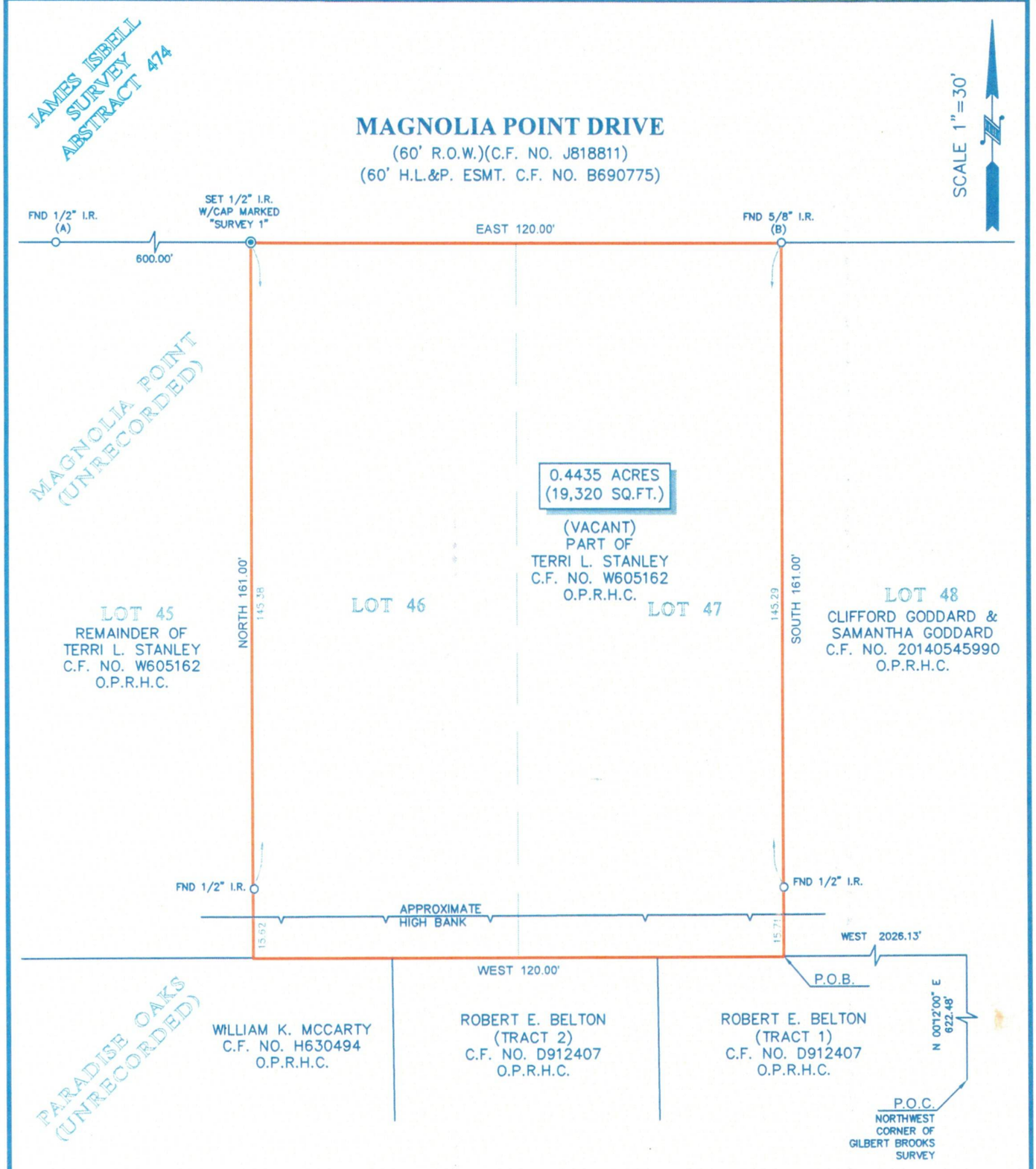
TITLE COMPANY:

AMERICAN TITLE COMPANY

713-784-0006

G.F. #: 3086923-00769

ISSUE DATE: APRIL 12, 2023



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE PRIOR DEED TO TERRI L. STANLEY, RECORDED IN C.F. NO. W605162 O.P.R.H.C., POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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. ROADWAY DEDICATION AS SET FORTH IN C.F. NO. C079267. (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.4435 ACRES (19,320 SQUARE FEET) SITUATED IN THE JAMES ISBELL SURVEY, ABSTRACT 474, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

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 BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 13, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: BILLY CHAUNCEY

ADDRESS: 344 MAGNOLIA POINT DRIVE

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

FIELD CREW: LG	TECH: EF
DRAFTER: MH	FINAL CHECK: EF
DATE: APR. 19, 2023	
JOB#: 4-122556-23	