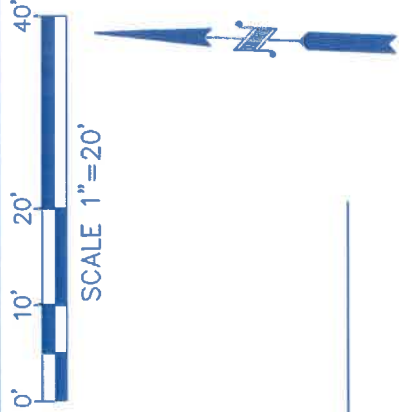
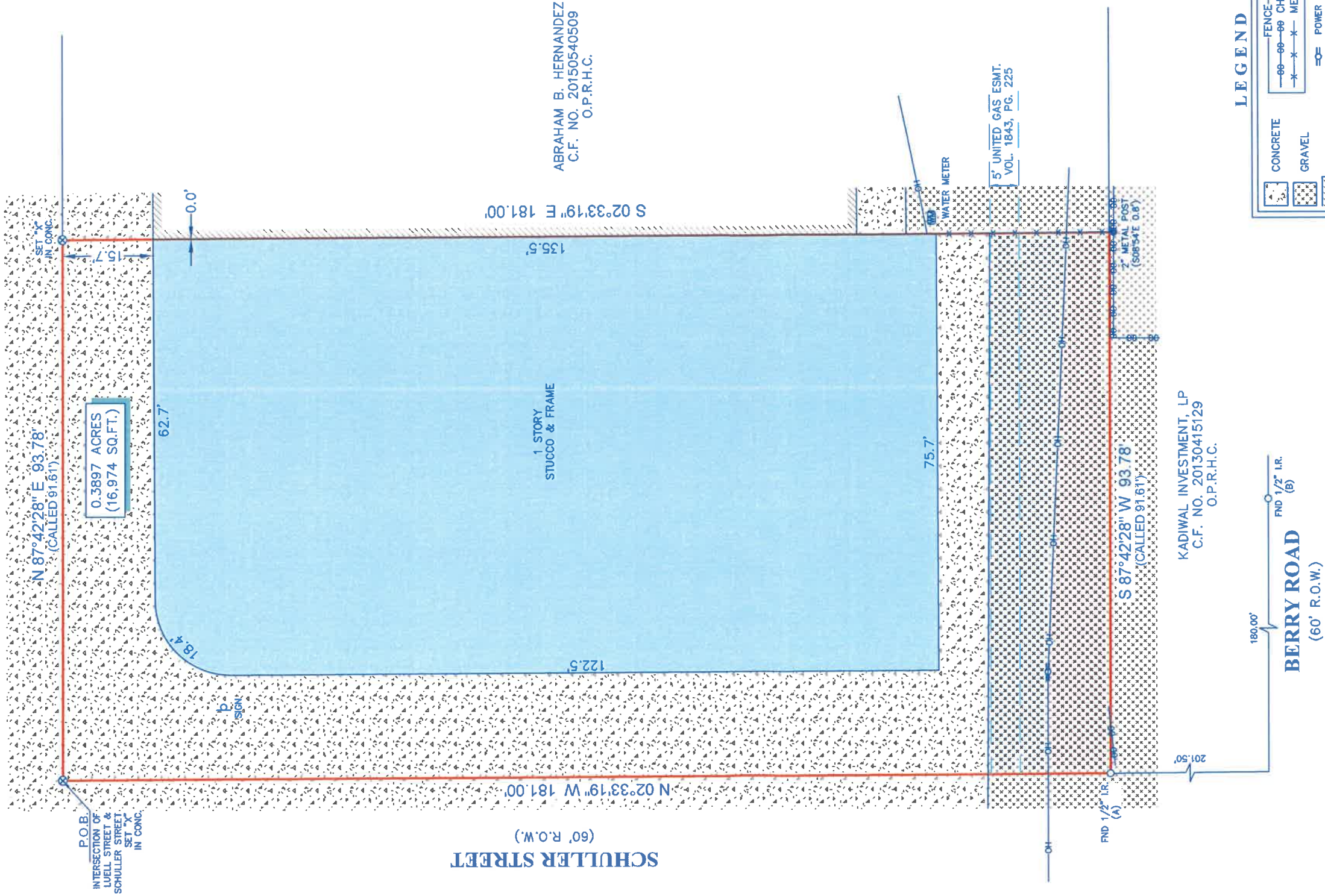


J.T. HARRELL SURVEY
ABSTRACT 39



LUELL STREET
(60' R.O.W.)



SCHULLER STREET
(60' R.O.W.)

S 02°33'19" E 181.00'

1 STORY
STUCCO & FRAME

ABRAHAM B. HERNANDEZ
C.F. NO. 20150540509
O.P.R.H.C.

KADIWAL INVESTMENT, LP
C.F. NO. 20130415129
O.P.R.H.C.

BERRY ROAD
(60' R.O.W.)

LEGEND

CONCRETE	FENCE
GRAVEL	CHAIN LINK
ADJOINING STRUCTURE	METAL
	POWER POLE
	OVERHEAD UTILITY LINES

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. 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.
- SANITARY SEWER EASEMENT RECORDED UNDER VOL. 28622, PG. 101 D.R.H.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- PARTY WALL AGREEMENT RECORDED UNDER C.F. NO. 6906968 O.P.R.H.C. (GENERAL IN NATURE).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3897 ACRES (16,974 SQUARE FEET) SITUATED IN THE J.T. HARRELL SURVEY, ABSTRACT 329, HARRIS COUNTY, TEXAS.
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: FIT RESIDENTIAL LLC

ADDRESS: 2900 LUELL STREET
TITLE COMPANY:



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 2, 2025 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES
WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS
BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
NO MATERIAL ERRORS OR OMISSIONS ARE NO ENCUMBRANCES OR PROTRUSIONS
EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
4148



Survey 1, Inc.
Your Land Survey Company

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survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax (281)393-1383

G.F. #: FT21-FAH25001681Y

ISSUE DATE: FEB. 24, 2025

FIELD CREW: WT

TECH: SF/SB

DRAFTER: MH

FINAL CHECK: EF

DATE: APR. 7, 2025

JOB # 4-149063-25

REVISED(NOTES): 4/15/2025