

ELLIS BENSON  
SURVEY  
ABSTRACT 110

SCALE 1" = 30'

**TRACT 332**  
CASSANDRA Y. PROCTOR  
& STACY V. PROCTOR  
C.F. NO. RP-2016-57999  
O.P.R.H.C.

**AREBA AVENUE**  
(60' R.O.W.)

**TRACT 333** 0.4132 ACRES  
JOHN CARL COX (18,000 SQ.FT.)  
C.F. NO. E881940  
O.P.R.H.C. (VACANT)

**TRACT 334** 0.2295 ACRES  
JOHN CARL COX (10,000 SQ.FT.)  
C.F. NO. E376884  
O.P.R.H.C. (VACANT)

**TRACT 335**  
RAMESH PILLAI  
C.F. NO. RP-2019-448705  
O.P.R.H.C.

RAYFIELD MILLER  
& DEBORAH MILLER  
C.F. NO. U799459  
O.P.R.H.C.

MICHAEL J. WALKER  
C.F. NO. Y360146  
O.P.R.H.C.

YADIRA GARZA CASTANEDA  
(NO RECORD FOUND)  
5' U.E.  
VOL. 5383, PG. 428

WHITE OAK TERRACE  
TRACT "F"  
(UNRECORDED)

WHITE OAK TERRACE  
TRACT "E"  
(UNRECORDED)

WEST-9,015.00'

P.O.C.  
NW CORNER OF  
ELLIS BENSON SURVEY

S89°37'00"W-519.70'

SOUTH-767.13'

SOUTH-170.59'

FND 1/2" I.R.  
W/CAP MARKED  
"CBG SURVEYING"  
(A)

P.O.B.  
TRACT 1

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

NORTH 90.00'

P.O.B.  
TRACT 2

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

NORTH 50.00'

FND 5/8" I.R.

5'X20' A.E.  
VOL. 5383, PG. 428

40' B.L.  
VOL. 5387, PG. 436

FND 5/8" I.R.

SOUTH 90.00'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

FND 5/8" I.R.

FND 5/8" I.R.

FND 5/8" I.R.

FND 5/8" I.R.

FND 1/2" I.R.  
(G)

**T.C. JESTER BOULEVARD**  
(120' R.O.W.)

**LEGEND**

	FENCE
	WOOD
	OVERHEAD UTILITY LINES
	POWER POLE
	B.L. = BUILDING LINE
	U.E. = UTILITY EASEMENT
	A.E. = AERIAL EASEMENT

**NOTES**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PARTITION DEED RECORDED IN VOL. 5383, PG. 428 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 01-24-20, UNDER G.F. NO. 20-463586-PO.
- AN EASEMENT AS RECORDED IN VOL. 5387, PG. 486 D.R.H.C.

TITLE COMPANY:	
Capital Title A Shaddock Company	
G.F. #:	ISSUE DATE:
20-463586-PO	01-24-20

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 0.4132 ACRES (18,000 SQUARE FEET) SITUATED IN THE ELLIS BENSON SURVEY, ABSTRACT 110, HARRIS COUNTY, TEXAS, BEING TRACT 333, OF WHITE OAK TERRACE TRACT "E", AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.2295 ACRES (10,000 SQUARE FEET) SITUATED IN THE ELLIS BENSON SURVEY, ABSTRACT 110, HARRIS COUNTY, TEXAS, BEING TRACT 334, OF WHITE OAK TERRACE TRACT "E", AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

	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 FEBRUARY 04, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLES 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.		CLIENT: KLINT TURNEY	
	RICHARD FUSSELL PROFESSIONAL LAND SURVEYOR RPLS# 4148		ADDRESS: T.C. JESTER BOULEVARD	
			www.survey1inc.com survey1@survey1inc.com <b>Survey 1, Inc.</b> Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382	
DATE: 02-05-20		FIELD CREW: JB	TECH: SF	FINAL CHECK: EF
JOB# 2-80985-20				