

FND 1/2" I.R.

TIFFANY A. NOON
FILE NO. 20130567642
H.C.O.P.R.

LOT 13

FND 1/2" I.R. (B)
S 77°35'10" W 209.73'

FND 1/2" IR
W/CAP MARKED
"SURVEY 1"

FND 1/2" I.R.

LOT 3

N 12°08'48" W 385.92'

LOT 1

FND 1/2" IR
W/CAP MARKED
"SURVEY 1"

L6

20' B.L.

10' B.L.

BLOCK 1
LOT 2

280.25' S 12°08'48" E

L6

10' B.L.

20' B.L.

277.16' W N 12°08'48" W

L4

492.27' 280.43' 453.19'

FND 1/2" IR
W/CAP MARKED
"SURVEY 1"

FND 1/2" IR
W/CAP MARKED
"SURVEY 1"

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FND 1/2" IR
W/CAP MARKED
"SURVEY 1"

WAXKEY ESTATE
MINOR PLAT 608363
FILE # CODE W.F.H.H.C.

CROSBY CEDAR
BAYOU ROAD
(60' R.O.W.)
(VOL. 920, PG. 103, D.R.H.C.)

THIS 20' (0.2080 AC/9,060 SQ. FT.)
IS HEREBY DEDICATED TO THE
PUBLIC FOR R.O.W. PURPOSES TO
EAST CEDAR BAYOU LYNCHBURG ROAD

FND 1/2" I.P. 1/2" I.R.
(A)

EAST CEDAR BAYOU LYNCHBURG ROAD

(60' R.O.W.)
(VOL. 3310, PG. 37, D.R.H.C.)

FND 1/2" I.R.

LINE	BEARING	DISTANCE
L1	S 47°24'37" E	50.21'
L2	S 12°08'48" E	40.00'
L3	S 77°42'35" W	120.00'
L4	N 12°08'48" W	40.00'
L5	N 42°05'36" W	40.00'
L6	N 77°07'22" E	115.75'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CONDUCTED UNDER MY SUPERVISION ON JUNE 16, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.
- ALL EASEMENTS AND BUILDING LINES SHOWN ON 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 JULY 26, 2017, UNDER G.F. NO. 1920118732.

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF ZEPEDA BROTHERS MINOR PLAT, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILE NO. RP-2017-428307 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: EULALIO T. ZEPEDA AND JESUS J. ZEPEDA



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 JUNE 16, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

ADDRESS: 1815 EAST CEDAR BAYOU LYNCHBURG ROAD

TITLE COMPANY:



G.F. # 1920118732
ISSUE DATE: JULY 26, 2017
WWW.SURVEY1INC.COM
SURVEY1@SURVEY1INC.COM
Firm Registration No. 19795-00
P.O. Box 2543 | Awn, TX 77512
(281)393-1592 | Fax(281)393-1383

Survey 1, Inc.
Your Land Survey Company

FIELD CREW: TECH: SF
DRAFTER: DC

DATE: 10/20/2017
FINAL CHECK: JOB# 3-44074B-16

