

TITLE COMPANY:



281-394-3122

ISSUE DATE:  
MAR. 18, 2021

G.F. # 3016921-01093

J. C. CARTWRIGHT  
ABSTRACT 146

HUNTERS ROAD  
SECTION III  
(UNRECORDED)

LOT 4  
ERIK LOPEZ &  
YVETTE LOPEZ  
C.F. NO. 2018061395  
O.P.R.M.C.

LOT 3  
SIXTO GARCIA RAMIREZ  
C.F. NO. 2019013530  
O.P.R.M.C.

P.O.C.  
N. CORNER OF  
RICKETT 83 AC. TRACT  
(VOL. 418, PG. 459 D.R.)

12' ESMT.  
99057153  
VOL. 648, PG. 154  
VOL. 949, PG. 374  
10' ESMT.  
VOL. 648, PG. 154  
VOL. 949, PG. 374

S44°49'00"W 140.00'

HUNTERS RETREAT  
SECTION I  
(UNRECORDED)

SCALE 1"=30'

LOT 33

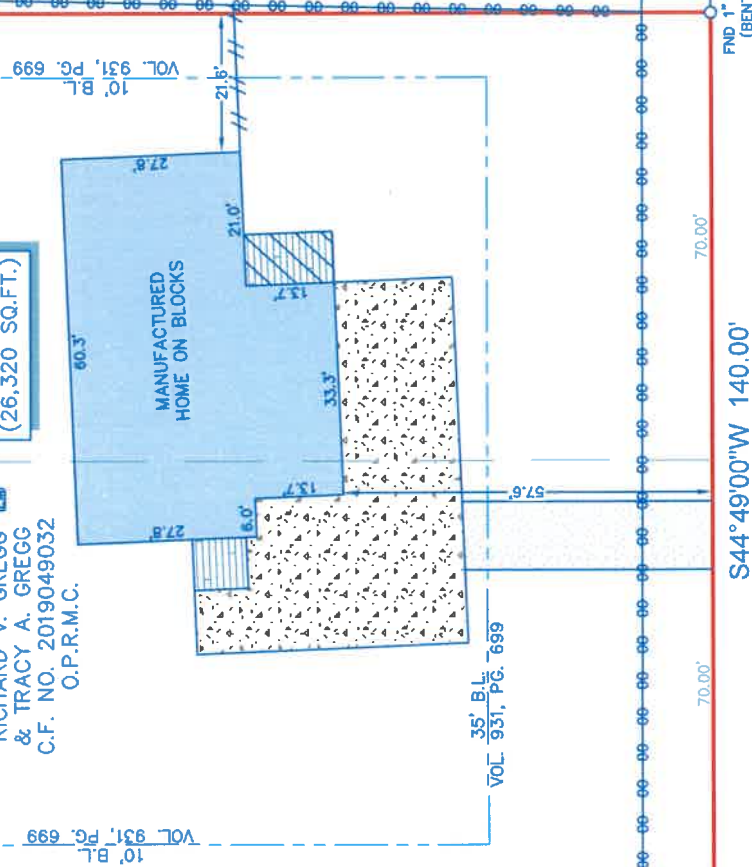
LOT 34

LOT 32  
ARNOLDO CAMPOS  
& MARIA CAMPOS  
C.F. NO.  
2008081026  
O.P.R.M.C.

RICHARD V. GREGG  
& TRACY A. GREGG  
C.F. NO. 2019049032  
O.P.R.M.C.

0.6042 ACRES  
(26,320 SQ.FT.)

LOT 35  
ADRIAN TORRES &  
MARTHA TORRES  
F.C. NO. 567-11-2174  
O.P.R.M.C.



FND 1" I.P. (B) 210.00' S44°49'00"W 140.00' FND 1" I.P. (BENT) 70.00' FND 1" I.P. (BENT) 70.00' FND 3/8" I.R. (B) 140.00'

### HUNTERS ROAD (60' R.O.W.)

**LEGEND**

	BUILDING LINE
	UTILITY EASEMENT
	AERIAL EASEMENT
	SET 1/2" I.R. W/CAP
	MARKED "SURVEY 1" I.R.
	OVERHEAD
	UTILITY LINES
	FENCE
	CHAIN LINK
	WOOD
	CONCRETE
	COVERED AREA
	WOOD DECK
	GRAVEL
	ELECTRIC METER

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CAROL DISHONGH & ROLAND D. DISHONGH, RECORDED IN COUNTY CLERK'S FILE NO. 89057153 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY 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 ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - 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.
  - 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 MAR. 18, 2021, UNDER G.F. NO. 3016921-01093.
  - BLANKET PIPELINE EASEMENT TO SINCLAIR REFINING COMPANY RECORDED IN VOL. 270, PG. 434 D.R. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED)
  - AGREEMENT WITH GULF AMERICAN CABLE GROUP V RECORDED IN C.F. NO. 9021577.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.6042 ACRES (26,320 SQUARE FEET) SITUATED IN THE J. C. CARTWRIGHT SURVEY, ABSTRACT 146, MONTGOMERY 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 PROVIDED ON THE GROUNDS UNDER MY SUPERVISION ON EMBLEM DATED 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: GRABA EQUITY CORPORATION

ADDRESS: 30207 HUNTERS ROAD

www.survey1inc.com  
survey1@survey1inc.com



Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1362

FIELD CREW:	SD	TECH:	SF
DRAFTER:	SF	FINAL CHECK:	EF
DATE:	APR. 12, 2021		
JOB#	4-95184-21		