

TITLE COMPANY

Integrity Title

KIMBERLY GERNAND

261-458-6724

O.P.F. #

14100780

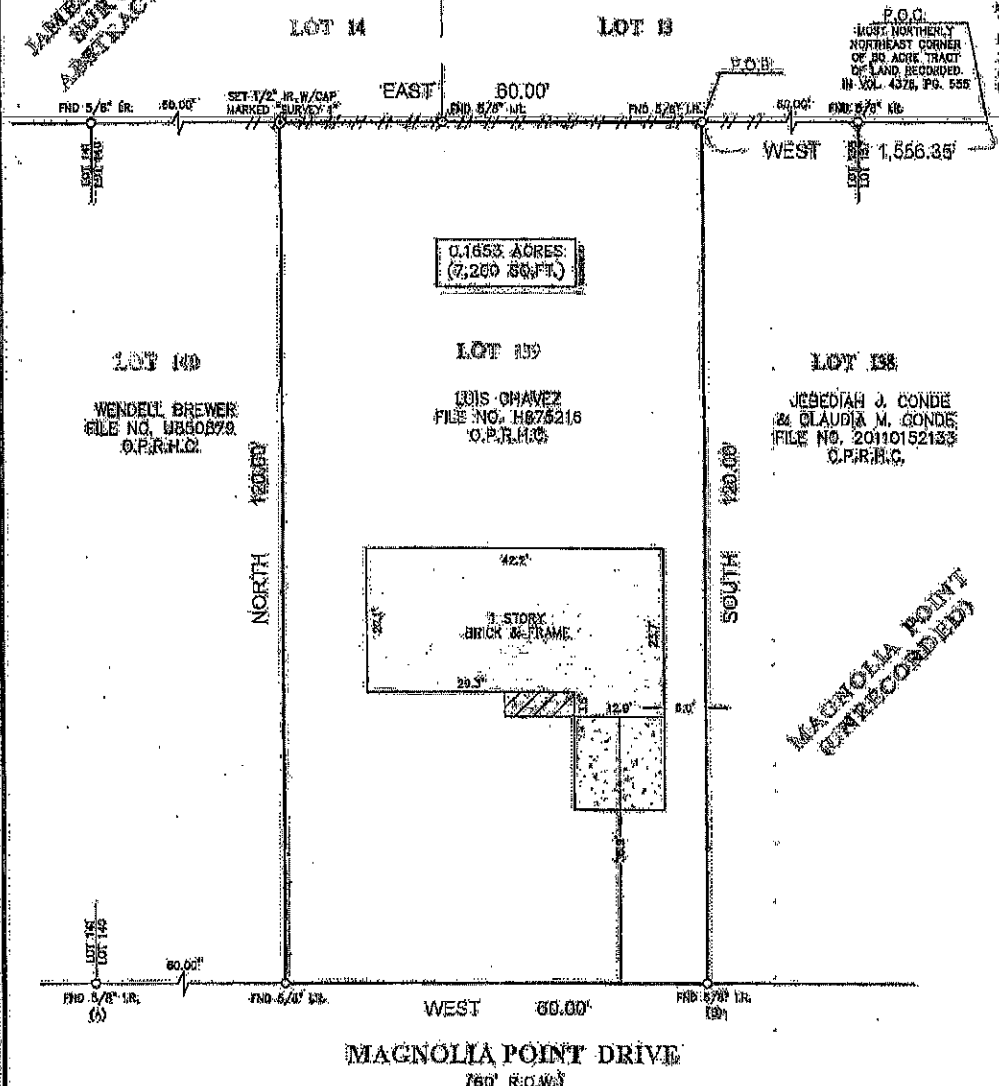
ISSUE DATE:

FEBRUARY 16, 2016

JAMES ISBELL SURVEY ABSTRACT 474

BLOCK 2
COMMONS WATERWAY SECTION 7
FILM CODE NO. 6482
M.H.C.

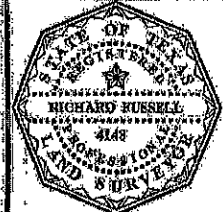
SCALE 1"=20'



NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO LOUIS CHAVEZ, RECORDED IN GERRY DEER'S FILE NO. H878216 OF THE OFFICIAL PUBLIC 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 ABOVE.
- 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 FEBRUARY 19, 2016, UNDER O.P.F. NO. 14100780.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1553 ACRES (7,200 SQUARE FEET) SITUATED IN THE JAMES ISBELL SURVEY, ABSTRACT 474, HARRIS COUNTY, TEXAS, BEING KNOWN AS LOT 149 OF MAGNOLIA POINT, AN UNRECORDED SUBDIVISION, IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVYORS CERTIFICATE
I, MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND UNDER THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 25, 2016, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR

CLIENT: MICHAEL NICOLI, JR. & CHLOE NICOLI
ADDRESS: 513 MAGNOLIA POINT DRIVE
www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
You and Survey Company
Prof. Registration No. 100798-00
P.O. Box 2545 L.A.W., TX 75012-1281 (281)385-1382

FIELD CREW: CS	TECH: LT
DRAWN BY: LT	FINAL CHECK: CS
DATE: 2-25-16	
JOB# 2-45310-16	

EXHIBIT "A"

The following described tract of land is located in the James Isbell Survey, A-474, Harris County, Texas, and is a part of a 50 acre tract of land described in Volume 4378, Page 555, of the Harris County, Texas Deed Records, and is known as Lot 139 of MAGNOLIA POINT, an unrecorded subdivision, and is more particularly described as follows: D

Commencing at the most northerly northeast corner of the said 50 acre tract; Thence with the north line of the said 50 acre tract, West 1,556.35 feet to a point at the Northeast corner of said Lot 139, said point being the beginning point of the herein described tract;

THENCE South 120.00 feet to a point at the Southeast corner of said Lot 139, said point being in the north line of Magnolia Point Drive based on a 60.00 feet right-of-way;

THENCE West 60.00 feet with the north line of said Magnolia Point Drive to a point at the Southwest corner of said Lot 139;

THENCE North 120.00 feet to a point at the northwest corner of said Lot 139 in the North line of the said 50.00 acre tract;

THENCE with the north line of the said 50.00 acre tract East 60.00 feet to the PLACE OF BEGINNING.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP-2016-192192