

TITLE COMPANY:



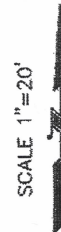
281-359-6600

G.F. # 106239-GAT76

ISSUE DATE: 06-10-21

JAMES ISBELL SURVEY ABSTRACT 474

COMMONS WATERWAY SEC 7 F.C. NO. 648166 M.R.H.C. LOT 12



SET 1/2" LR. W/CAP MARKED "SURVEY 1"

EAST 60.00'

P.O.B. SET 1/2" LR. W/CAP MARKED "SURVEY 1"

WEST 1436.35'

P.O.C. NORTHERLY NORTHEAST CORNER OF 50 ACRE TRACT VOL. 302, PG. 269 O.P.R.H.C.

MAGNOLIA POINT UNRECORDED

LOT 137 MICHAEL R. NIGGLI JR C.F. NO. RP-2016-248515 O.P.R.H.C.

0.1653 ACRES (7,200 SQ.FT.) (VACANT)

LOT 136 SAMANTHA HILTON C.F. NO. 20140075672 O.P.R.H.C.

LOT 138 MICHAEL R. NIGGLI JR & CHLOE DANIELLE E. NIGGLI C.F. NO. RP-2016-140998 O.P.R.H.C.

NORTH 120.00'

SOUTH 120.00'

COMMONS WATERWAY SEC 7 F.C. NO. 648166 M.R.H.C.

25' B.L. (BLOCK BOOK)

120.00' FND 5/8" I.R. (A) 240.00' FND 5/8" I.R. (B) 300.00' SET 1/2" LR. W/CAP MARKED "SURVEY 1"

WEST 60.00'

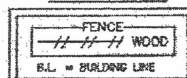
SET 1/2" LR. W/CAP MARKED "SURVEY 1"

MAGNOLIA POINT DRIVE (60' R.O.W.) (60' H.L.&P. ESMT. B690775) (60' CITY OF HOUSTON ESMT. J81B811)

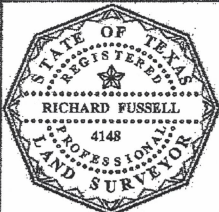
NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MICHAEL R. NIGGLI JR., RECORDED IN COUNTY CLERK'S FILE NO. RP-2016-248515 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS REFERRED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. CITY OF HOUSTON EASEMENT AS RECORDED UNDER C.F. NO. K388290 O.P.R.H.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1653 ACRES (7,200 SQUARE FEET) SITUATED IN THE JAMES ISBELL SURVEY, ABSTRACT 474, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S 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 14, 2021 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.

Signature of Richard Fussell

CLIENT: DAVID WAYNE FRANCIS ADDRESS: MAGNOLIA POINT DRIVE

www.survey1inc.com survey1@survey1inc.com Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

Table with survey details: FIELD CREW: NG, ARH; TECH: ARH; DRAFTER: JB; FINAL CHECK: EF; DATE: 06-16-21; JOB#: 6-9B16B-21

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1653 ACRES (7,200 SQUARE FEET) SITUATED
IN THE JAMES ISBELL SURVEY, ABSTRACT 474
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1653 acres (7,200 square feet), situated in the James Isbell Survey, Abstract 474, Harris County, Texas, being all of a tract of land conveyed unto Michael R. Niggli Jr by deed as recorded under County Clerk's File No. RP-2016-248515 of the Official Public Records of Harris County, Texas, being a part of a 50.00 acre tract of land as recorded in Volume 302, Page 269, of the Deed Records of Harris County, Texas, being known as Lot 137, of Magnolia Point, an unrecorded subdivision. Said 0.1653-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northeast corner of said 50.00 acre tract;

THENCE West, a distance of 1436.35 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner and POINT OF BEGINNING of said tract herein described;

THENCE South, a distance of 120.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the north right-of-way line of Magnolia Point Drive (60.00 feet wide) for the southeast corner of said tract herein described;

THENCE West, along the north right-of-way line of said Magnolia Point Drive, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the southwest corner of said tract herein described;

THENCE North, a distance of 120.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of said tract herein described;

THENCE East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.1653 acres (7,200 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 16, 2021, job number 6-98168-21.

