TITLE COMPANY:
Fidelity National Title Insurance Company
713-966-4050

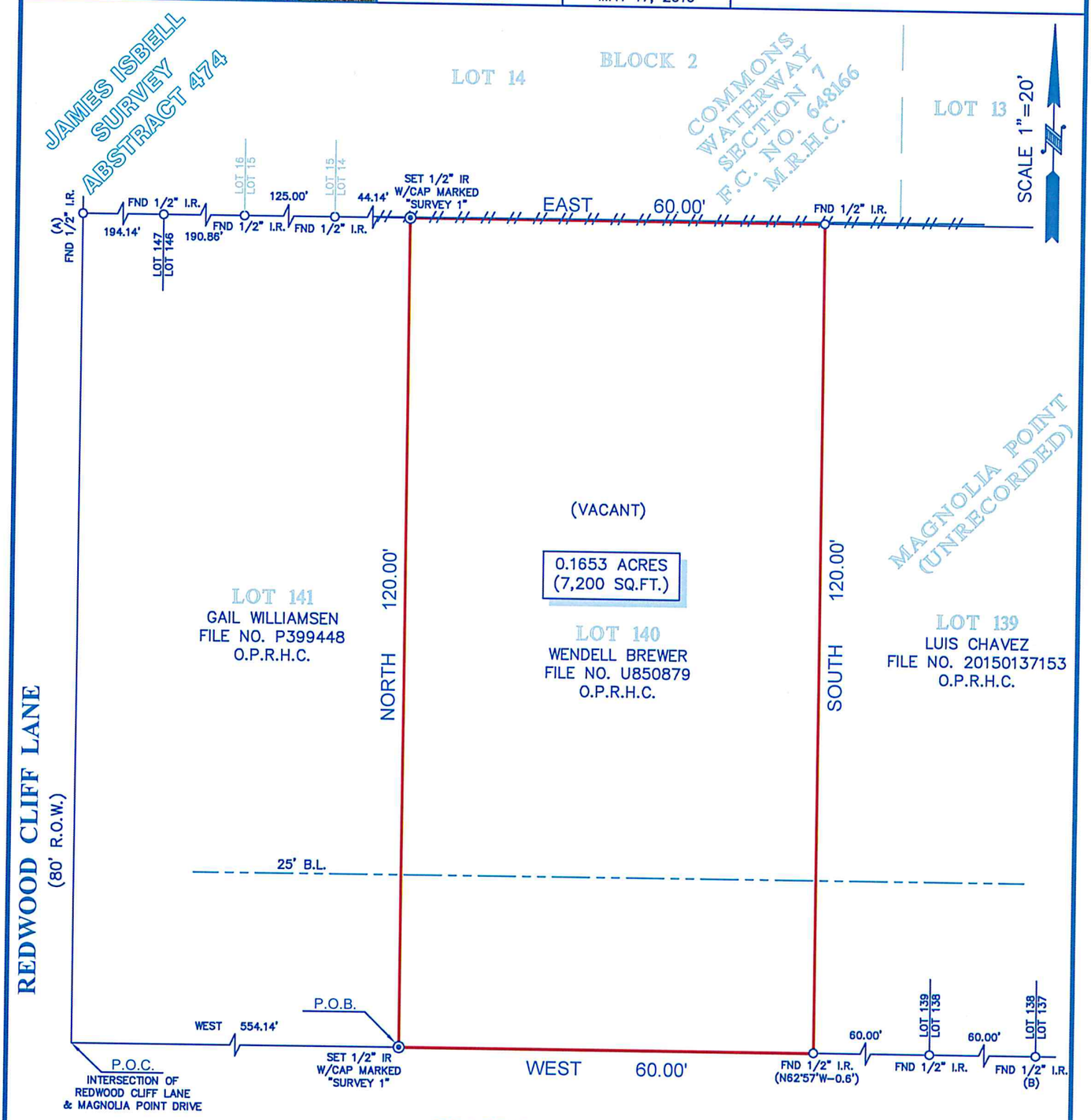
G.F. #: FAH16003527

ISSUE DATE: MAY 17, 2016

LEGEND

FENCE — // // // WOOD

B.L. = BUILDING LINE



NOTES:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WENDELL BREWER, RECORDED IN COUNTY CLERK'S FILE NO. U850879 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.

1. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
2. 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.
3. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE UNRECORDED PLAT UNLESS OTHERWISE NOTED.
4. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
5. AN EASEMENT GRANTED TO H.L.&P. AS RECORDED IN VOL. 5122, PG. 336 D.R.

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, BEING KNOWN AS LOT 140 OF MAGNOLIA POINT REPLAT, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

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 2, 2016 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: MICHAEL R. NIGGLI, JR. AND CHLOE NIGGLI

ADDRESS: MAGNOLIA POINT DRIVE

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

FIELD CREW: RF	TECH: EF
DRAFTER: EF	FINAL CHECK: SF
DATE: JUNE 9, 2016	
JOB# 6-45801-16	