

TITLE COMPANY:



Fidelity National Title
Insurance Company

281-671-5580

G.F. #: FTH-07-FAH21019354AA

ISSUE DATE: OCTOBER 15, 2021

FINLEY MCNAUGHTON
ABSTRACT 392
SURVEY

ALEJANDRO SARABIA-MARTINEZ
C.F. NO. 2019007606
O.P.R.M.C.

MARTHA BOUDREAU
C.F. NO. 2007038249
O.P.R.M.C.

N 89°37'00" E 60.00'

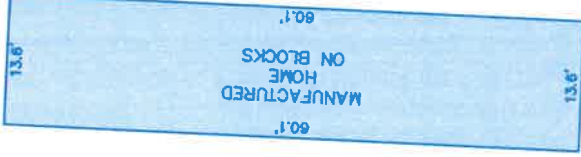
2" METAL POST
(S0012E 0.7')

S 89°37'00" W
497.50'
P.O.B.

P.O.C.
NORTHEAST
CORNER OF
CALLED 31.88
ACRE TRACT
VOL. 724,
PG. 605
D.R.M.C.

0.1791 ACRES
(7,800 SQ.FT.)

VINCENT HEWITT
C.F. NO. 2014032694
O.P.R.M.C.



BLAS AGUADO
C.F. NO. 2014041397
O.P.R.M.C.

JUAN A. SILVA &
OLGA L. GARCIA
C.F. NO. 2015067805
O.P.R.M.C.

SCALE 1" = 20'



15' U.E.
VOL. 286, PG. 334

FND 1/2" I.R.
W/CAP MARKED
"ARTHUR"
SURVEYING"
(B)

FND 1/2" I.R.

S 89°37'00" W 60.00'

2" METAL POST
(N1720E 1.0')

FND 1/2" I.R.
W/CAP MARKED
"PRECISION"
(A)

2ND STREET
(60' R.O.W.)

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 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 NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 15, 2021, UNDER G.F. NO. FTH-07-FAH21019354AA.
- GULF STATES UTILITY EASEMENT AS SET FORTH IN VOL. 740, PG. 619.

LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1791 ACRES (7,800 SQUARE FEET) SITUATED IN THE FINLEY MCNAUGHTON SURVEY, ABSTRACT 392, MONTGOMERY 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 SURVEY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE 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
RICHARD FUSSELL
R.L.S. #148

CLIENT: JULIO QUINTERO AND BERTHA QUINTERO

ADDRESS: 23593 2ND STREET

www.survey1inc.com
survey1@survey1inc.com



FIELD CREW: JO ARH
TECH: ARH

DRAFTER: MH
FINAL CHECK: EF

DATE: OCT. 22, 2021

JOB# 10-103787-21