



TITLE COMPANY:


TRADITION TITLE
COMPANY

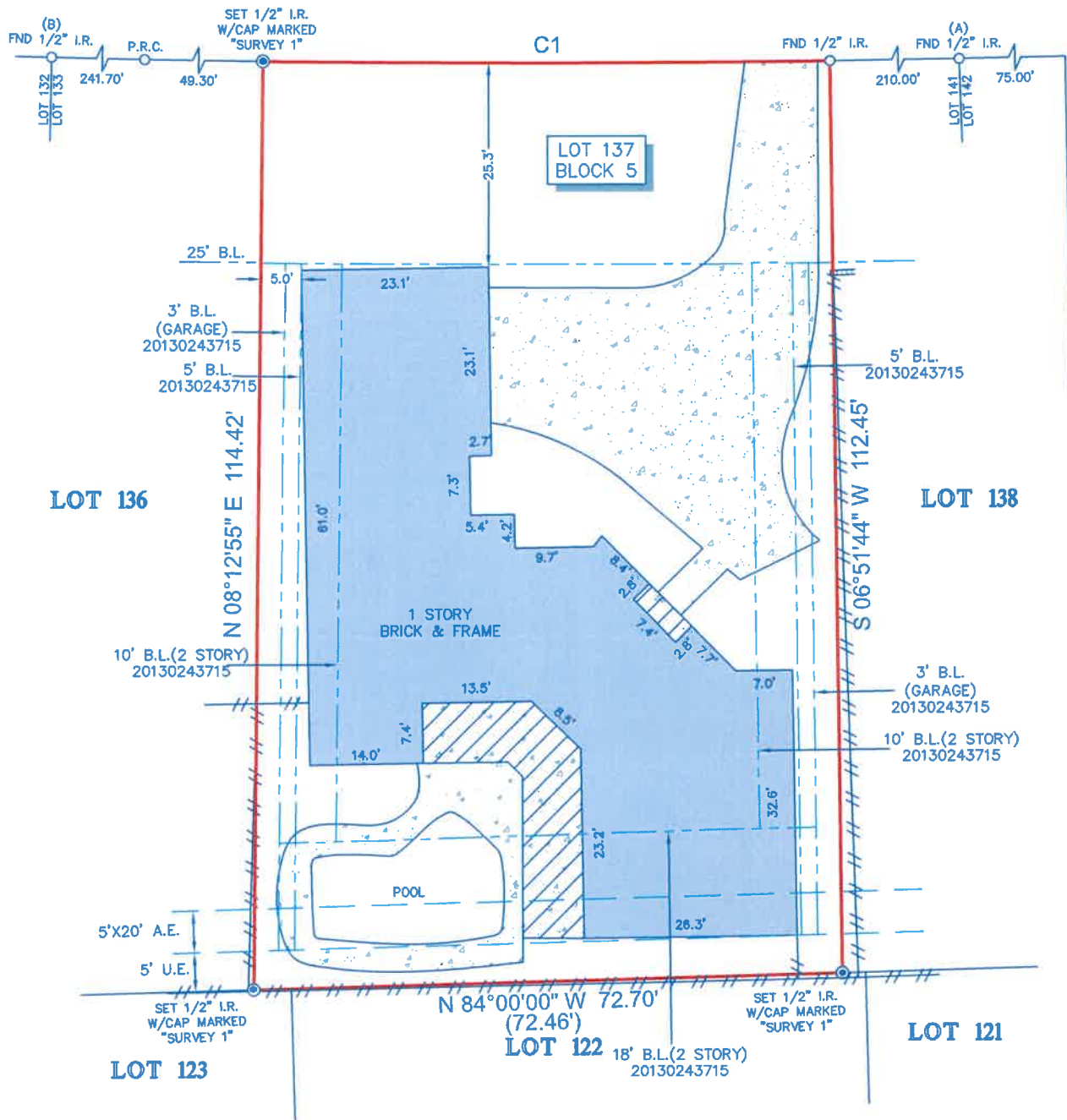
713-973-9700

G.F. #: 21-24010061HUD ISSUE DATE: JULY 19, 2021



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2964.05'	70.00'	S 82°27'40" E	70.00'

PIPING ROCK LANE
(60' R.O.W.)



BRIAR PARK DRIVE
(60' R.O.W.)

LEGEND

B.L. = BUILDING LINE	BRICK WALL
U.E. = UTILITY EASEMENT	FENCE
A.E. = AERIAL EASEMENT	WOOD
CONCRETE	
COVERED AREA	

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 NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 19, 2021, UNDER G.F. NO. 21-24010061HUD.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGAL DESCRIPTION: LOT 137, BLOCK 5, BRIARGROVE PARK, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 72, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



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 JULY 23, 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.


RICHARD FUSSELL
NELS# 4148

CLIENT:

PHILEO PROPERTIES LLC

ADDRESS:

10023 PIPING ROCK LANE

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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:

BM

TECH:

MA

DRAFTER:

MC(V)

FINAL CHECK:

EF

DATE:

JULY 27, 2021

JOB#

7-100051-21