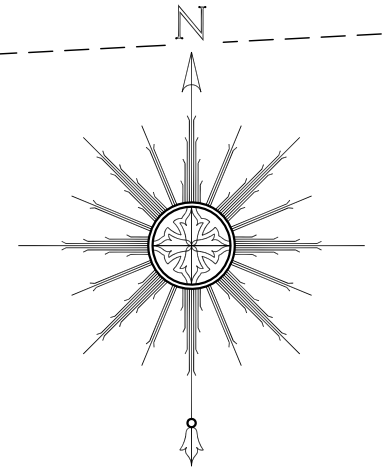
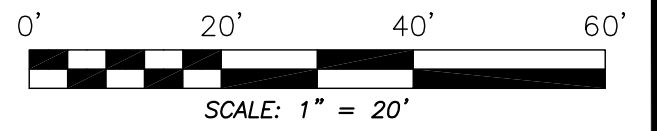


SPENCER HWY. (100' R.O.W.)



P.O.C.
FND 5/8" IR(CM)

N 87°00'05" E 300.00'

N 87°00'05" E 161.96'

CONC CURB

UP3T

FND 1/2" IR(CM)

ODELL WAY (70' R.O.W.)

P.O.B.
FND 5/8" IR
N 59°11' W, 0.82'

75' B.L. (F.C. NO. 681251)

75' B.L. (SEE NOTE 4)

1.113 ACRES
(48,470 SQ. FT.)

CALLED 1.1127 ACRES
SAMUEL NEWTON YOUNG
TO
ALLAN JOHN, ET UX
H.C.C.F. NO. L784822

CALLED 1.8216 ACRES
3R INVESTMENTS
TO
PHAN D. & KIM HA NGUYEN
H.C.C.F. NO. Z506126

RESERVE "B"
BAILEY'S PROPERTY
F.C. NO. 681251 H.C.M.R.

ONE STORY HARDIE PLANK
4914 SPENCER HWY
PASADENA, TX 77505

ABBREVIATIONS:

B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC	CONCRETE
EM	ELECTRIC METER
-E-	OVERHEAD ELECTRIC
FND	FOUND
F.C.	FILM CODE
H.C.C.F.	HARRIS COUNTY
H.C.M.R.	CLERK'S FILE
	HARRIS COUNTY
	MAP RECORDS
IR	IRON ROD
LS	LIGHT STANDARD
MP	METER POLE
P.L.	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
"SET"	SET 5/8" IR W/CAP
SL	STREETLIGHT
T	TRANSFORMER
U.E.	UTILITY EASEMENT
UP	UTILITY POLE
WDF	WOOD FENCE
WM	WATER METER

16' U.E. (F.C. NO. 681251)

WDF? (GENERALLY ALONG P.L.)

S 87°02'40" W 161.24'
10' U.E.

BL(1)CK

HUNTINGTON SECTION ONE
VOL. 93, PG. 39 H.C.M.R.

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

NOTES:

- This survey reflects boundary and easement information as per a commitment for title insurance issued by Charter Title Company, as agent for Fidelity National Title Insurance Company, G.F. Number 1076551900049, dated February 20, 2019; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.
- This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% Annual Chance Floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 480307-0920-M, latest available published revision dated January 6, 2017. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- Future development of this tract is subject to the developmental and platting regulations of the City of Pasadena. The City of Pasadena will determine actual building setback lines along any adjoining streets. This tract may require platting as a condition for receiving building permits.
- Bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, NAD83 (NA2011).
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- Fences as shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
- There exists a second part to this survey, being a Metes and Bounds description of the subject tract.

To: Allan John, et ux;
Urban Meridian Group;
Charter Title Company, as agent for
Fidelity National Title Insurance Co.

I hereby certify that this plat correctly
represents a survey made on the ground under
my supervision on March 14, 2019, and that
said survey substantially complies with the
current Texas Society of Professional
Surveyors Standards for Land Surveys for a
Category 1A, Condition II Land Title Survey.

Christian Offenburger
Registered Professional
Land Surveyor
Texas Registration No. 5489



**A LAND TITLE SURVEY OF 1.113 ACRES
OF LAND OUT OF THE
W.C.R.R. CO. SURVEY SEC. 6, A-110B
CITY OF PASADENA
HARRIS COUNTY, TEXAS**

TITLE CO:	FIDELITY
GF NO:	1076551900049
PURCHASER:	URBAN MERIDIAN
JOB NO:	1851-1911-537Y
DATE:	3/14/19
DRAWN BY:	CW/CO
CHECKED BY:	CVO
SCALE:	1" = 20'

boundary one
professional surveyors
T.B.P.L.S. Firm No. 10084800
150 West Shadowbend Avenue, Suite 303
Friendswood, TX 77546
Office (281) 648-3131 Fax (281) 648-3737