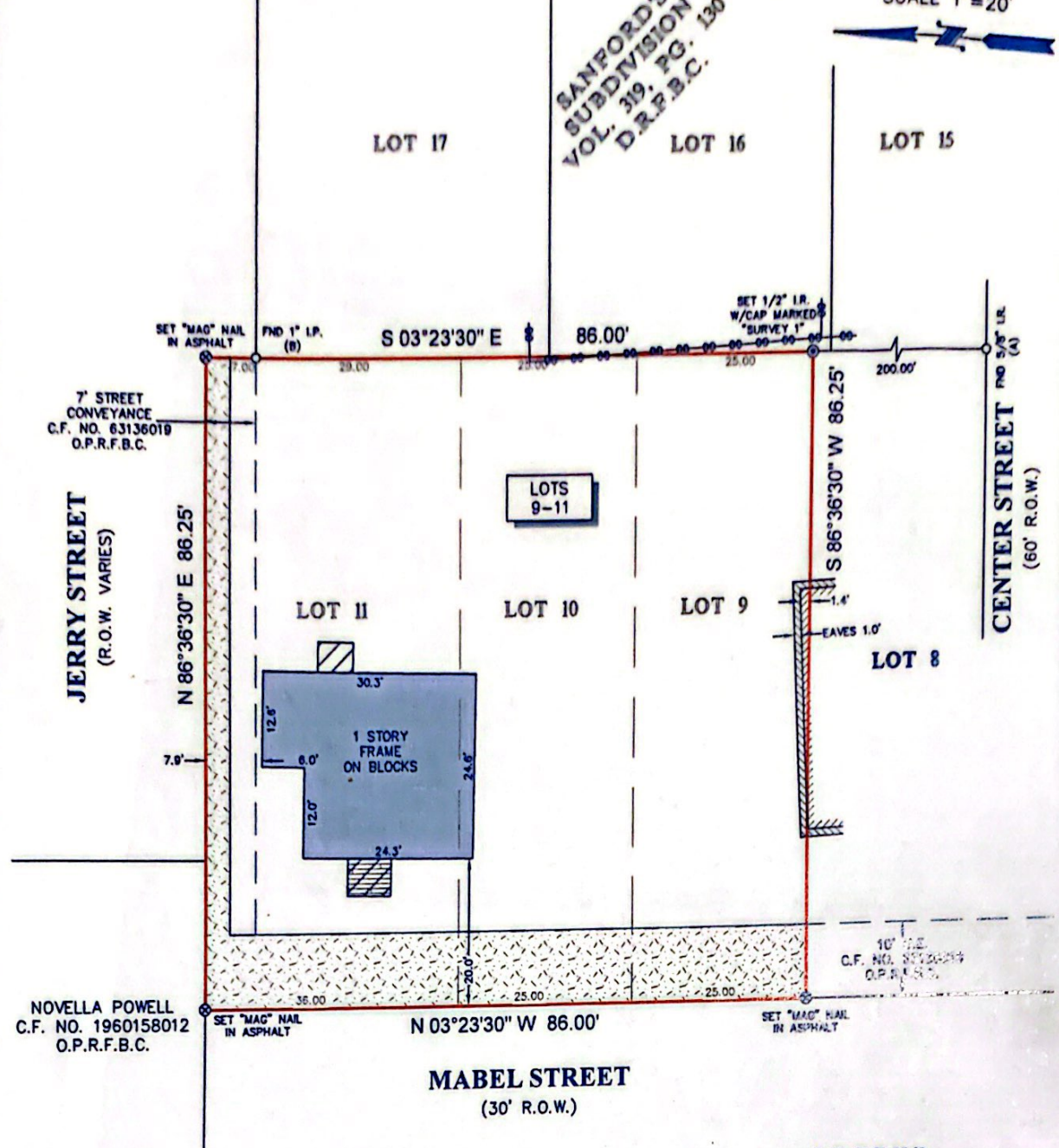
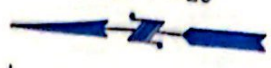


BANFORD'S
SUBDIVISION
VOL. 319, PG. 130
D.R.F.B.C.

SCALE 1"=20'



7' STREET
CONVEYANCE
C.F. NO. 83136019
O.P.R.F.B.C.

JERRY STREET
(R.O.W. VARIES)

LOTS
9-11

LOT 11

LOT 10

LOT 9

LOT 8

NOVELLA POWELL
C.F. NO. 1960158012
O.P.R.F.B.C.

MABEL STREET
(30' R.O.W.)

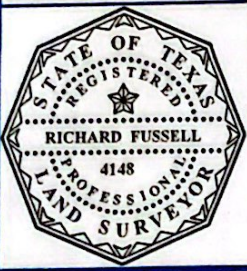
LEGEND

	COVERED AREA		FENCE
	WOOD DECK		CHAIN LINK
	ASPHALT		ADJOINING STRUCTURE
	U.E. = UTILITY EASEMENT		

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, 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 CERTIFIED 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.

LEGAL DESCRIPTION: ALL OF LOTS 9, 10, AND 11, OF THE JERRY NIX SUBDIVISION IN THE CITY OF RICHMOND, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT AND DEDICATION OF SAID SUBDIVISION RECORDED IN VOLUME 301, PAGE 426 ET SEQ. OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, TO WHICH REFER FOR ALL PURPOSES, SAID SUBDIVISION BEING OUT OF LOT 7, SECTION 1 OF BORDEN'S FIRST ADDITION TO THE CITY OF RICHMOND, TEXAS, AND BEING THE IDENTICAL PROPERTY CONVEYED BY RICHARD DAVIS, ET AL TO RICHARD S. JOSEPH UNDER DEED DATED FEBRUARY 20, 1963, RECORDED IN VOLUME 439, PAGE 394 ET SEQ. OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.



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 OCTOBER 13, 2022 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]
RICHARD FUSSELL
RPLS# 4148

CLIENT: LUIS A. ROMO	FIELD CREW: JF	TECH: ARH/SB
ADDRESS: 818 MABEL STREET	DRAFTER: MH	FINAL CHECK: EF
www.survey1inc.com survey1@survey1inc.com	DATE: OCT. 17, 2022	
Survey 1, Inc. Your Land Survey Company	JOB# 10-117589-22	
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		