

FIELD NOTES
Of A Survey Of

A tract or parcel of land, containing 0.8987 acres of land, more or less, being Tracts 82, 83, 84 and 85, of the MAGNOLIA POINT SUBDIVISION, an unrecorded subdivision out of the James Isbell Survey, Abstract 474, Harris County, Texas, and a part of a 50 acre, more or less, tract of land described in Volume 4378, Page 555 of the Harris County Deed Records, said Lots being more particularly described by metes and bounds as follows:

COMMENCING at a point in the Northwest corner of the Gilbert Brooks Survey;

THENCE North 00 deg 12 min 00 sec East, a distance of 502.48 feet to a ½ inch iron rod found in the Southwest corner of Tract 85, and the POINT OF BEGINNING;

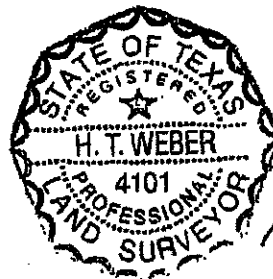
THENCE North 00 deg 12 min 00 sec East, a distance of 281.00 feet to a ½ inch iron rod found for corner;

THENCE East, along the Right-of-Way line of Magnolia Point Drive (60.00 feet wide), a distance of 110.00 feet to a ½ inch iron rod found for a point of curve;

THENCE continuing, along the said curve to the left, with the radius being 30.00 feet, and distance of 47.23 feet to a ½ inch iron rod found in the West Right-of-Way line of Magnolia Point Drive (60.00 feet wide);

THENCE South 00 deg 12 min 00 sec West, along said Magnolia Point Drive, a distance of 251.00 feet to a ½ inch iron rod found for corner;

THENCE West, a distance of 140.00 feet to the POINT OF BEGINNING, said tract containing 0.8987 acres of land, more or less.



H. T. Weber

SURVEY 1, INC.

P. O. BOX 2543
 ALVIN, TX 77512
 PHONE: 281 393-1382
 FAX: 281-393-1383

Invoice

Invoice Number:
 29119
 Invoice Date:
 Jan 30, 2006

TITLE:

Ordered By:

Texas American Title
 7820 FM 1960 East Suite 201
 Humble, TX 77346

Angelica

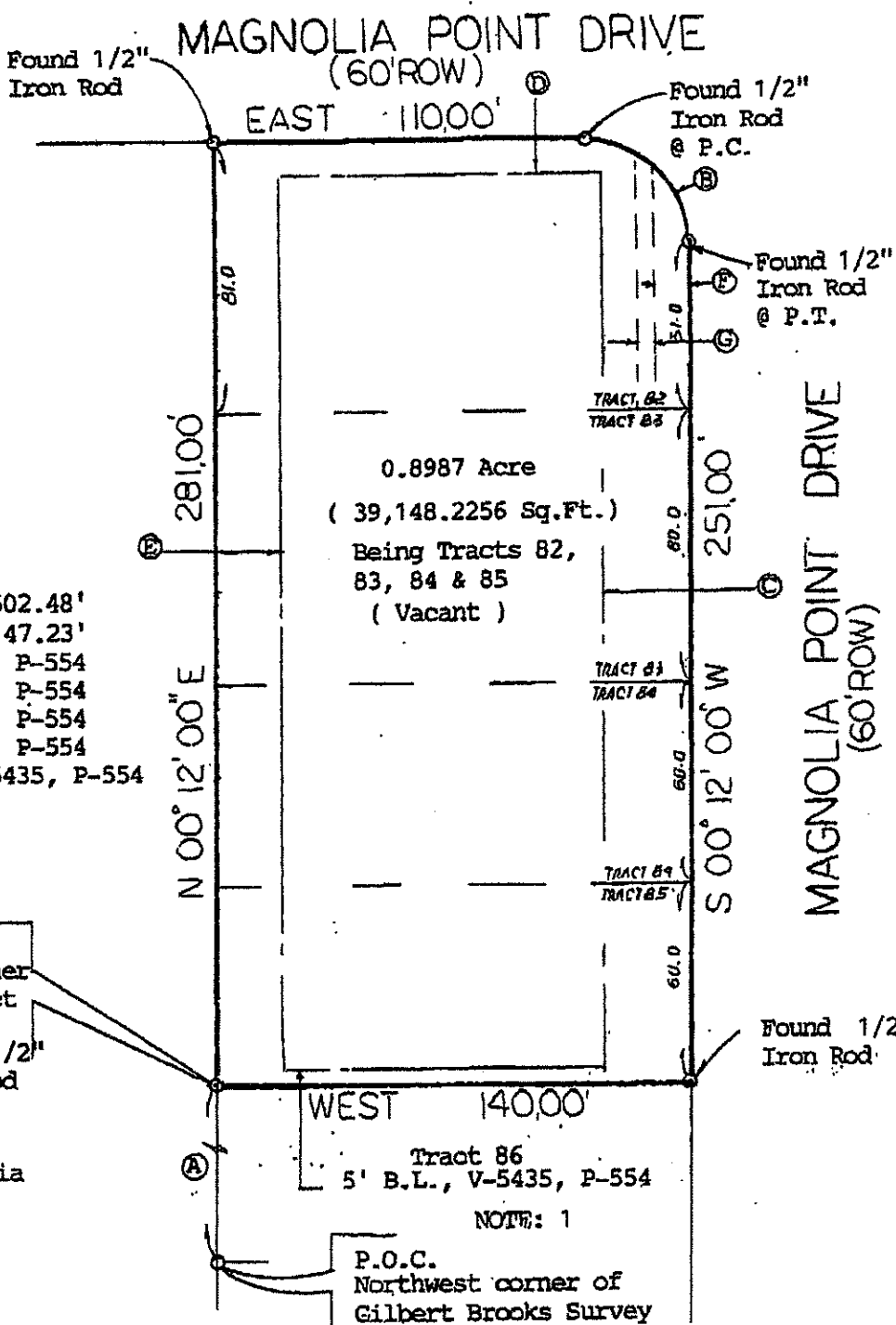
281-812-9444
 281-812-9407

GF#	CLOSING DATE		
635-06-1025			
Description		Extension	
Tracts 82-85 Magnolia Point Buyer: Johnson & Holland Address: Magnolia Point Drive Job# 1-543-06		300.00	

Subtotal 300.00
 Sales Tax 24.75
 Total Invoice Amount 324.75

TOTAL 324.75

We At Survey 1 Thank You For Your Business



Paradise Oaks
Unrecorded

- Ⓐ = N 00°12'00" E - 502.48'
- Ⓑ = R - 30.00', L - 47.23'
- Ⓒ = 25' B.L., V-5435, P-554
- Ⓓ = 10' B.L., V-5435, P-554
- Ⓔ = 20' B.L., V-5435, P-554
- Ⓕ = 10' U.E., V-5435, P-554
- Ⓖ = 5' X 20' A.E., V-5435, P-554

P.O.B.
SW corner
of Tract
85
Found 1/2"
Iron Rod

NOTE: 1 Jesse P. Garcia
095456000086

P.O.C.
Northwest corner of
Gilbert Brooks Survey

NOTE: Restrictive Covenants as recorded in V-5435, P-554.
 NOTE: Right of Way as recorded under Clerk's File J-818811.
 NOTE: Reservation of Easements as recorded in V-5435, P-554.

BUYER Roy O. Johnson and
Cathy I. Holland

PROPERTY ADDRESS Magnolia Point Drive

DESCRIBED PROPERTY A tract or parcel of land, containing 0.8987 acres of land, more or less, being Tracts 82, 83, 84 and 85, of the MAGNOLIA POINT SUBDIVISION, an unrecorded subdivision out of the James Isbell Survey, Abstract 474, Harris County, Texas, and a part of a 50 acre, more or less, tract of land described in Volume 4378, Page 555 of the Harris County, Deed Records, said Lots being more particularly described by metes and bounds as attached.

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1928 ACRES (8,400 SQUARE FEET) SITUATED
IN THE JAMES ISBELL SURVEY,
ABSTRACT 474, HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1928 acres (8,400 square feet), situated in the James Isbell Survey, Abstract 474, Harris County, Texas, being Lot 86, of Magnolia Point, an unrecorded subdivision in Harris County, Texas, being all of a tract conveyed unto Roy O. Johnson and Cathy I. Johnson by deed recorded under County Clerk's File No. 20150432640 of the Official Public Records of Harris County, Texas. Said 0.1928-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at northwest corner of the Gilbert Brooks Survey;

THENCE North 00°12'00" East, a distance of 442.48 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and being the southwest corner of the said tract herein described;

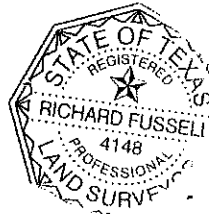
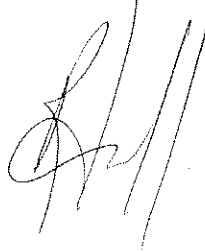
THENCE North 00°12'00" East, a distance of 60.00 feet to a found 1/2-inch iron rod for the northwest corner of the said tract herein described;

THENCE South 89°48'00" East (called East), a distance of 140.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 00°12'00" West, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of the said tract herein described;

THENCE North 89°48'00" West (called West), a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.1928 acres (8,400 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 01-21-2020, job number 1-80543-20B.

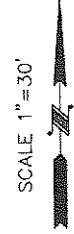
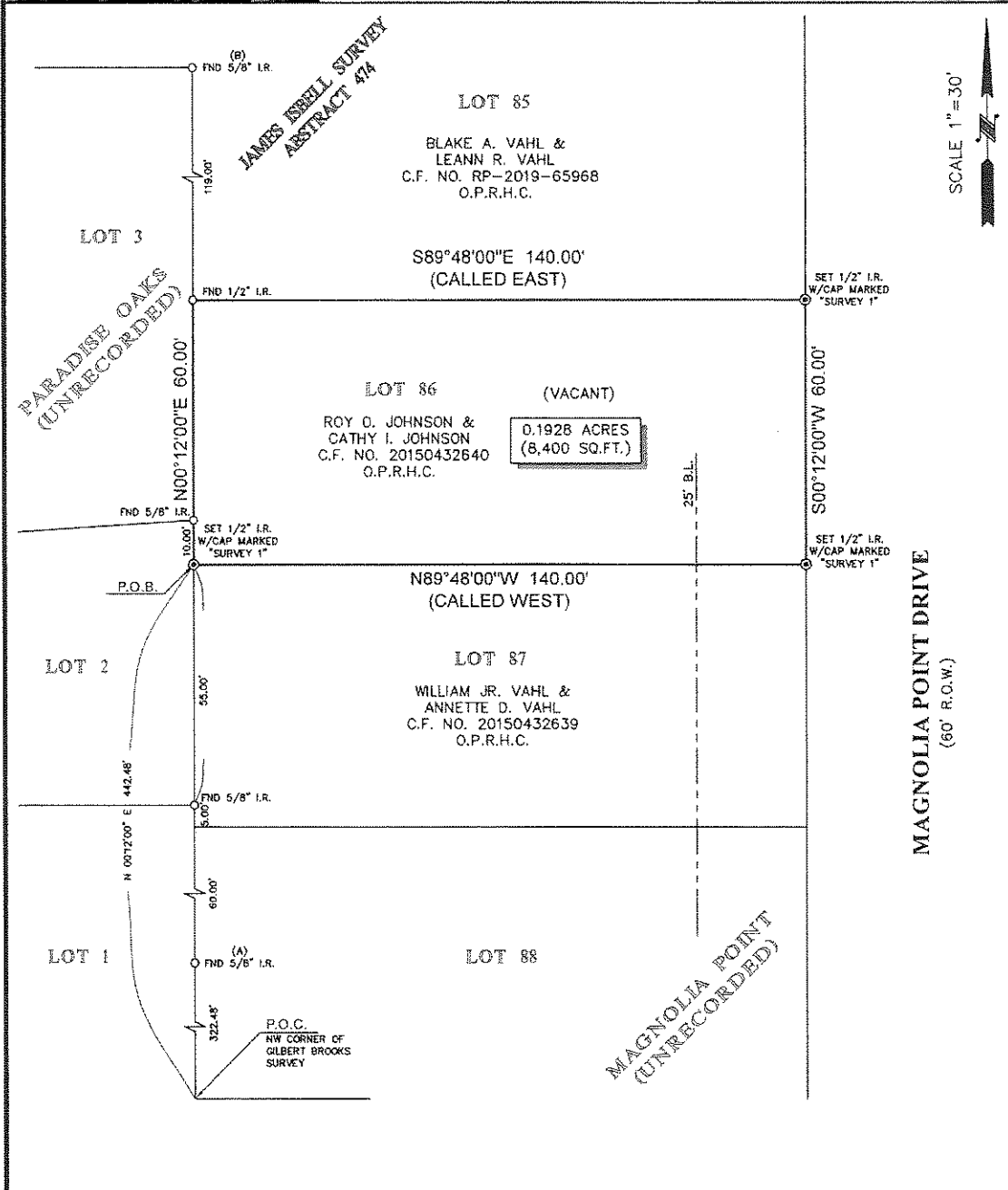


TITLE COMPANY:



G.F. #: 2458334-H044

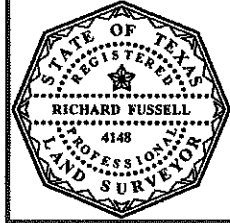
ISSUE DATE: NOVEMBER 29, 2019



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WILLIAM JR. VAHL & ANNETTE D. VAHL, RECORDED IN COUNTY CLERK'S FILE NO. 20100326475 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, 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.
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 UNRECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1928 ACRES (8,400 SQUARE FEET) SITUATED IN THE JAMES ISBELL SURVEY, ABSTRACT 474, HARRIS 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 BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 20, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLES 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
 RPLS# 4148

CLIENT: BLAKE VAHL AND LEANN VAHL		FIELD CREW: NG		TECH: SF	
ADDRESS: 650 MAGNOLIA POINT DRIVE		DRAFTER: ET		FINAL CHECK: EF	
www.survey1inc.com survey1@survey1inc.com		DATE: 1-21-20		JOB# 1-80543-20B	
 Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 Afton, TX 77512 (281)393-1382					

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1928 ACRES (8,400 SQUARE FEET) SITUATED
IN THE JAMES ISBELL SURVEY,
ABSTRACT 474, HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1928 acres (8,400 square feet), situated in the James Isbell Survey, Abstract 474, Harris County, Texas, being Lot 87, of Magnolia Point, an unrecorded subdivision in Harris County, Texas, being all of a tract conveyed unto William Jr. Vahl and Annette D. Vahl by deed recorded under County Clerk's File No. 20150432639 of the Official Public Records of Harris County, Texas. Said 0.1928-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at northwest corner of the Gilbert Brooks Survey;

THENCE North 00°12'00" East, a distance of 382.48 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and being the southwest corner of the said tract herein described;

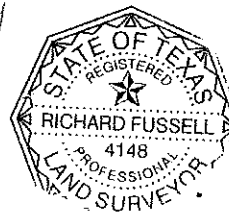

THENCE North 00°12'00" East, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE South 89°48'00" East (called East), a distance of 140.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 00°12'00" West, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of the said tract herein described;

THENCE North 89°48'00" West (called West), a distance of 140.00 feet to the POINT OF BEGINNING and containing 0.1928 acres (8,400 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 01-21-2020, job number 1-80543-20A.



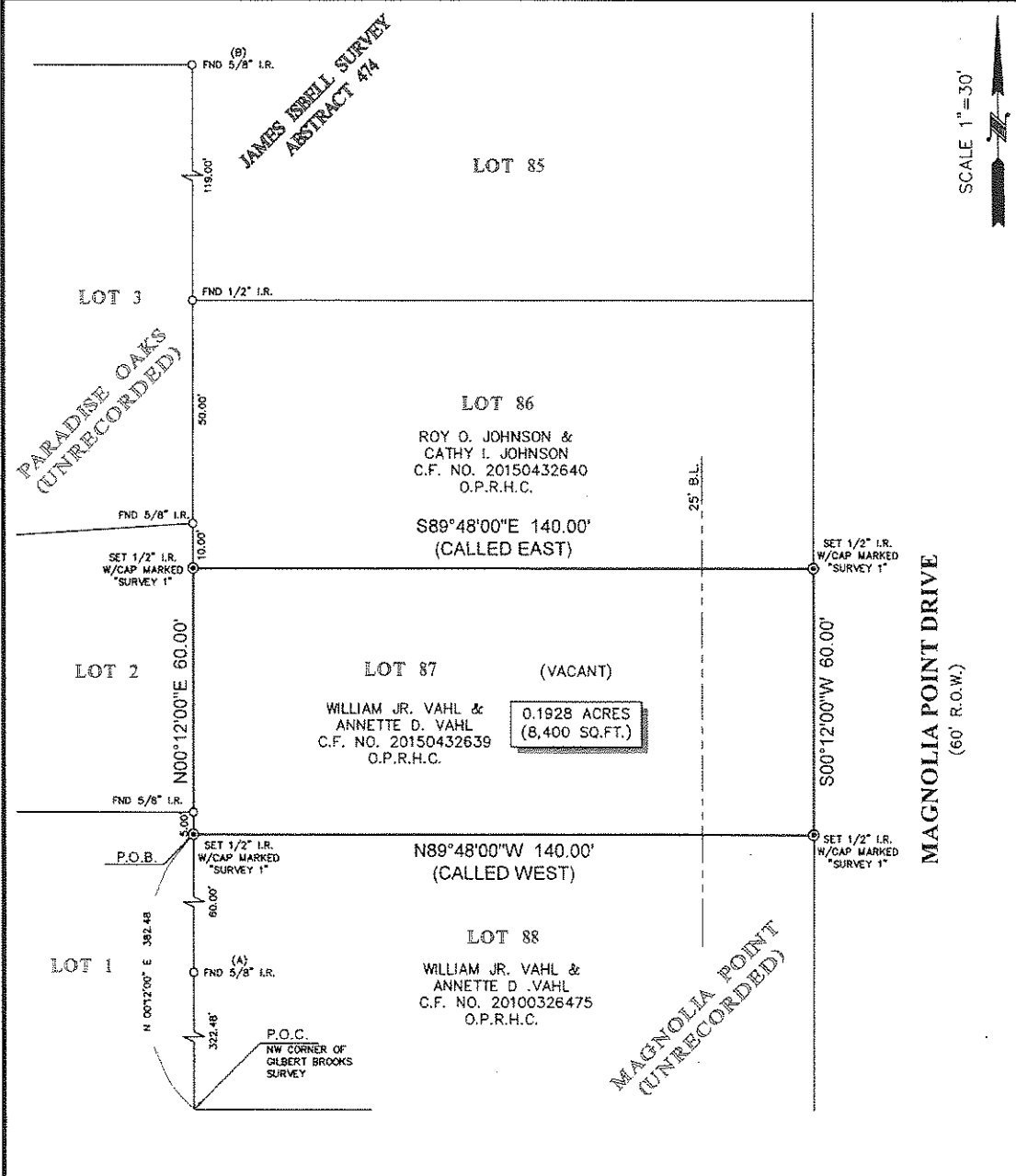
TITLE COMPANY:



First American Title

G.F. #: 2458334-H044

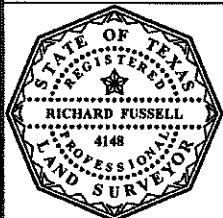
ISSUE DATE: NOVEMBER 29, 2019



NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WILLIAM JR. VAHL & ANNETTE D. VAHL, RECORDED IN COUNTY CLERK'S FILE NO. 20100326475 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. 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.
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4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE UNRECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. STREET R.O.W. EASEMENT AS RECORDED IN C.F. NO. X388052. (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1928 ACRES (8,400 SQUARE FEET) SITUATED IN THE JAMES ISBELL SURVEY, ABSTRACT 474, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



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 JANUARY 20, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLES 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
PLS# 4148

CLIENT: BLAKE VAHL AND LEANN VAHL
ADDRESS: 650 MAGNOLIA POINT DRIVE

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