

MACGREGOR ROAD

(60' R.O.W.)

418.14'

BERTIN NAVARRETE &
MARIBEL NAVARRETE
C.F. NO. 2020022607
O.P.R.M.C.

JESUS ANTONIO BOLANOS &
NILZA BOLANOS
C.F. NO. 2004055563
O.P.R.M.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

N86°41'08"E 416.49'

FND 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LOT 92

LOT 87

LOT 82

JUAN A. VALENCIA &
SANDRA CASTILLO
C.F. NO. 2020073967
&O.P.R.M.C.

SOUTH 1/2 OF
TRACT 87

(VACANT)

MEKONNEN Y. SISAY
C.F. NO. 2020110903
O.P.R.M.C.

JOH. BENNETTE
SUBDIVISION
VOL. 2, PG. 50
M.R.M.C.

15' U.E.
VOL. 1081, PG. 295
FND 1/2" I.R.
30' R.O.W. EASEMENT
VOL. 479, PG. 79

WALKER STREET
(60' R.O.W.)

LOT 91

DAVID BOWDEN &
ANOTONIA G. BOWDEN
C.F. NO. 9326149
O.P.R.M.C.

LOT 86

LOT 81

S86°41'06"W 415.10'

418.14'
FND 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LEGEND

U.E. - UTILITY EASEMENT
FENCE
WOOD
WIRE
ASPHALT

NOTES:

- 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.
- SURVEY FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEY HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 22, 2022, UNDER G.F. NO. 2022-495.

LEGAL DESCRIPTION: THE SOUTH 1/2 OF TRACT 87, IN THE J.O.H. BENNETTE SUBDIVISION, OF THE JOHN OWENS SURVEY, ABSTRACT 403, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 50 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: TEXAS RE INVESTMENTS LLC

ADDRESS: WALKER STREET

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 12, 2022 AND THAT THIS PLAT SUBSTANTIALLY ACCURATELY REPRESENTS THE BOUNDARY OF THE LAND SURVEYED, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



TITLE COMPANY:
CITIZENTITLE

ISSUE DATE:
JULY 22, 2022

G.F. # 2022-495
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)383-1382 | Fax(281)383-1383

Survey 1, Inc.
Your Land Survey Company

FIELD CREW: MW
DRAFTER: MH
TECH: SF
FINAL CHECK: EF

DATE: JULY 15, 2022
JOB# 7-114263-22