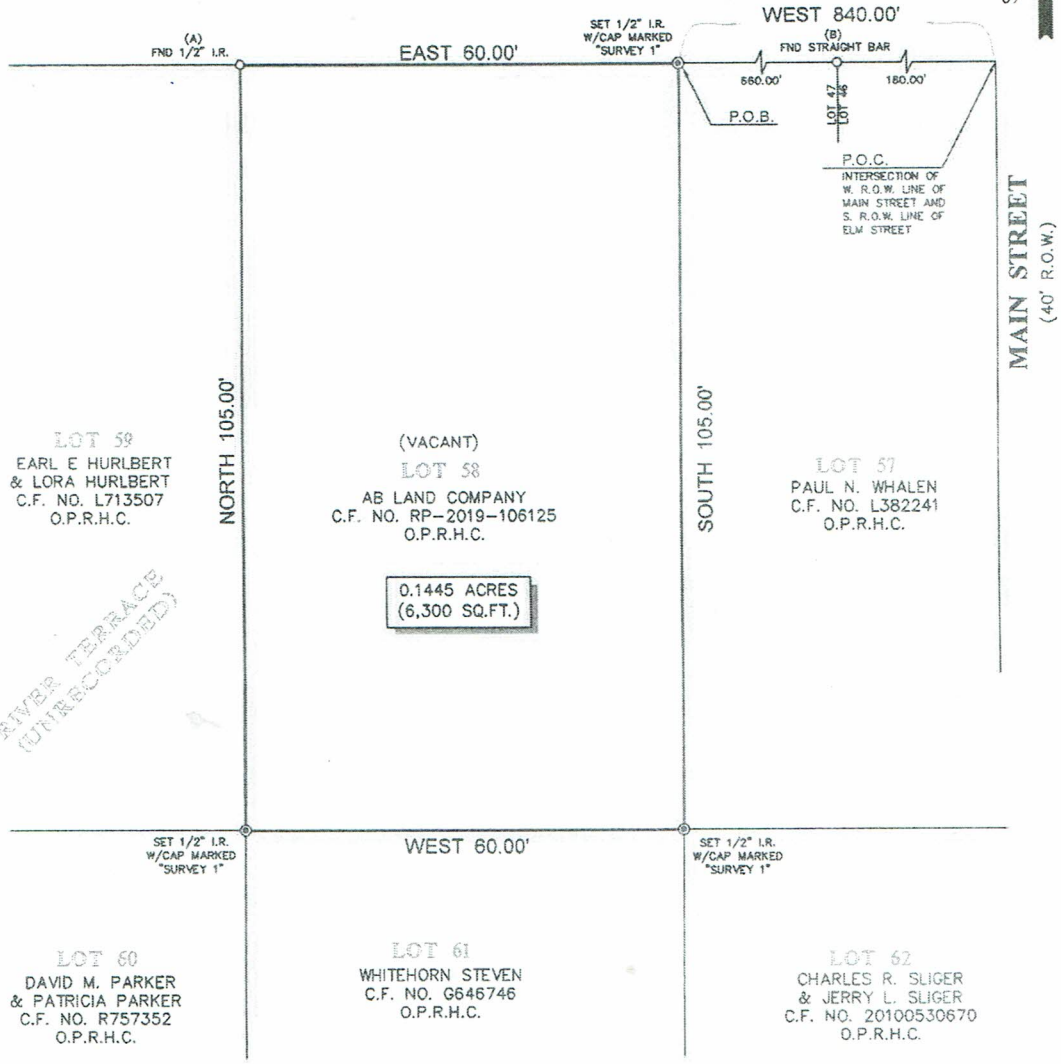


J.H. ISBELL
SURVEY
ABSTRACT 478

ELM STREET
(40' R.O.W.)

SCALE 1" = 20'



RIVER TERRACE
(UNRECORDED)

NOTES:


1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO AMIN 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: A TRACT OF LAND CONTAINING 0.1445 ACRES (6,300 SQUARE FEET) SITUATED IN THE J.H. ISBELL SURVEY, ABSTRACT 478, 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 MAY 18, 2020 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: TBD		FIELD CREW: BM SF	
ADDRESS: ELM STREET		TECH: SF	
www.survey1inc.com survey1@survey1inc.com		DRAFTER: AR	
DATE: 5-22-2020		FINAL CHECK: EF	
JOB#		5-83781-20	
 Survey 1, Inc. <i>Your Land Survey Company</i> Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382			

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1445 ACRES (6,300 SQUARE FEET) SITUATED
IN THE J. H. ISBELL SURVEY, ABSTRACT 478
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1445 acres (6,300 square feet), situated in the J. H. Isbell Survey, Abstract 478, Harris County, Texas, being all of a tract of land conveyed unto AB Land Company by deed recorded under County Clerk's File No. RP-2019-106125 of the Official Public Records of Harris County, Texas, being also known as Lot 58 of River Terrace, a subdivision of 54 acres as described "Third Tract" in Partition Deed recorded in Volume 2871, Page 261 of Deed Records of Harris County, Texas. Said 0.1445-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the west right-of-way line of Main Street (40.00 feet wide) and the south right-of-way line of Elm Street (40.00 feet wide);

THENCE West, along the south right-of-way line of said Elm Street, a distance of 840.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and the northeast corner of the said tract herein described;

THENCE South, a distance of 105.00 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 West, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North, a distance of 105.00 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 East, along the south right-of-way line of said Elm Street, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.1445 acres (6,300 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 5-22-20, job number 5-83781-20.

