

TITLE COMPANY:



281-424-1333

ISSUE DATE:

AUG. 30, 2022

G.F. #:

22-05-1786

J.H. ISBELL
SURVEY
ABSTRACT 478

WEST 1,045.00'
P.O.C.
NE CORNER OF
RIVER TERRACE
AN UNRECORDED SUBDIVISION
OF 54 ACRES, AS DESCRIBED
IN VOL. 2671, PG. 261, R.D.H.C.



SOUTH
645.00'

LOT 91
H.L. KENNEDY
C.F. NO. K061116, O.P.R.H.C.

LOT 90
H.L. KENNEDY
C.F. NO. K061116, O.P.R.H.C.

P.O.B.
NE CORNER OF
DAVID D. DACKÉ &
LETHA MAE DACKÉ
C.F. NO. C292479
O.P.R.H.C. (A)

FND 1/2" I.R.

360.00'

EAST 60.00'

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

LOT 92
DAVID D. DACKÉ
&
LETHA MAE DACKÉ
C.F. NO. C292479
O.P.R.H.C.

0.1446 ACRES
(6,300 SQ.FT.)

(VACANT)

SOUTH 105.00'

LOT 93
D.D. DACKÉ
&
LETHA MAE DACKÉ
C.F. NO. C592688
O.P.R.H.C.

RIVER TERRACE
(UNRECORDED)

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

WEST 60.00'

900.00'

FND 1/2" I.R.
(B)

CHERRY LAUREL STREET
(40' R.O.W.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED, CONVEYED UNTO DAVID D. DACKÉ AND LETHA MAE DACKÉ IN COUNTY CLERK'S FILE NO. C292479 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT ADVISED BY 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.

LEGEND

- POWER POLE
- SERVICE POLE
- SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1446 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.



SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF AN BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISORIAL CONTROL AND 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.

RICHARD FUSSELL
PAGE 4/8

CLIENT:

ANWER HUSSAIN

ADDRESS:

92 CHERRY LAUREL STREET

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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: LG SF

DRAFTER: MC SF

DATE: SEP. 13, 2022

JOB#

9-116498-22