TITLE COMPANY:

ODYSSEY TITLE

832-552-9627

G.F. #:	ISSUE DATE:
OT-2021-89	JANUARY 19, 2021

SCALE 1"=20'

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

JAMES LOVE SURVEY ABSTRACT 528

DAVE VESTER JOHNSON & CAROL AN JOHNSON
C.F. NO. F022443
O.P.R.H.C.

LOT 7

LOT 10

100.00'

100.00'

49.76'

50.39'

45.0'

P.O.C.
INTERSECTION OF TIPPETT STREET & DOLLY WRIGHT STREET

S02°12'40"E 125.00'

P.O.B.

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

TIPPET STREET
(45' R.O.W.)

S02°12'40"E 65.00'

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

DOLLY WRIGHT STREET
(50' R.O.W.)

RESUBDIVISION OF LOT 13, BLOCK 4 HIGHLAND ACRE HOMES VOL. 1533, PG. 99 O.P.R.H.C.

52.50'

TRACT 2
L.E. KNOTTS
C.F. NO. D854203
O.P.R.H.C.

125.00'

N87°55'20"E 105.00'

52.50'

TRACT 1
TEXOR LAND
C.F. NO. RP-2018-354119
O.P.R.H.C.

125.00'

29.6'

14.6'

6.1'

12.7'

3.6'

4.0'

22.0'

7.2'

1 STORY
BRICK & FRAME

24.2'

39.7'

8.0'

12.3'

4.0'

4.0'

22.0'

9.0'

14.2'

2.6'

0.1567 ACRES
(6,825 SQ.FT.)

TRACT 3
RESPECT INVESTING LLC
(RECORD NOT FOUND)

S87°55'20"W 105.00'

LOT 4
WEALTH STREET CAPITAL 3
C.F. NO. RP-2016-131435
O.P.R.H.C.

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

N02°12'40"W 65.00'

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

35.70' ALLEY

LEGEND

- CONCRETE
- COVERED AREA
- WOOD DECK
- FENCE
  - CHAIN LINK
  - METAL
- APPROXIMATE HIGH BANK
- GRAVEL

NOTES:

1. 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.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 19, 2021, UNDER G.F. NO. OT-2021-89.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1567 ACRES (6,825 SQUARE FEET) SITUATED IN THE JAMES LOVE SURVEY, ABSTRACT 528, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

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 MARCH 24, 2021 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.

RICHARD FUSSELL
RPLS# 4148

CLIENT: CRYSTAL SANTAMARIA PROPERTIES & INVESTMENTS

ADDRESS: 7311 TIPPET STREET

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

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

DATE: MAR. 26, 2021

JOB#: 3-94561-21