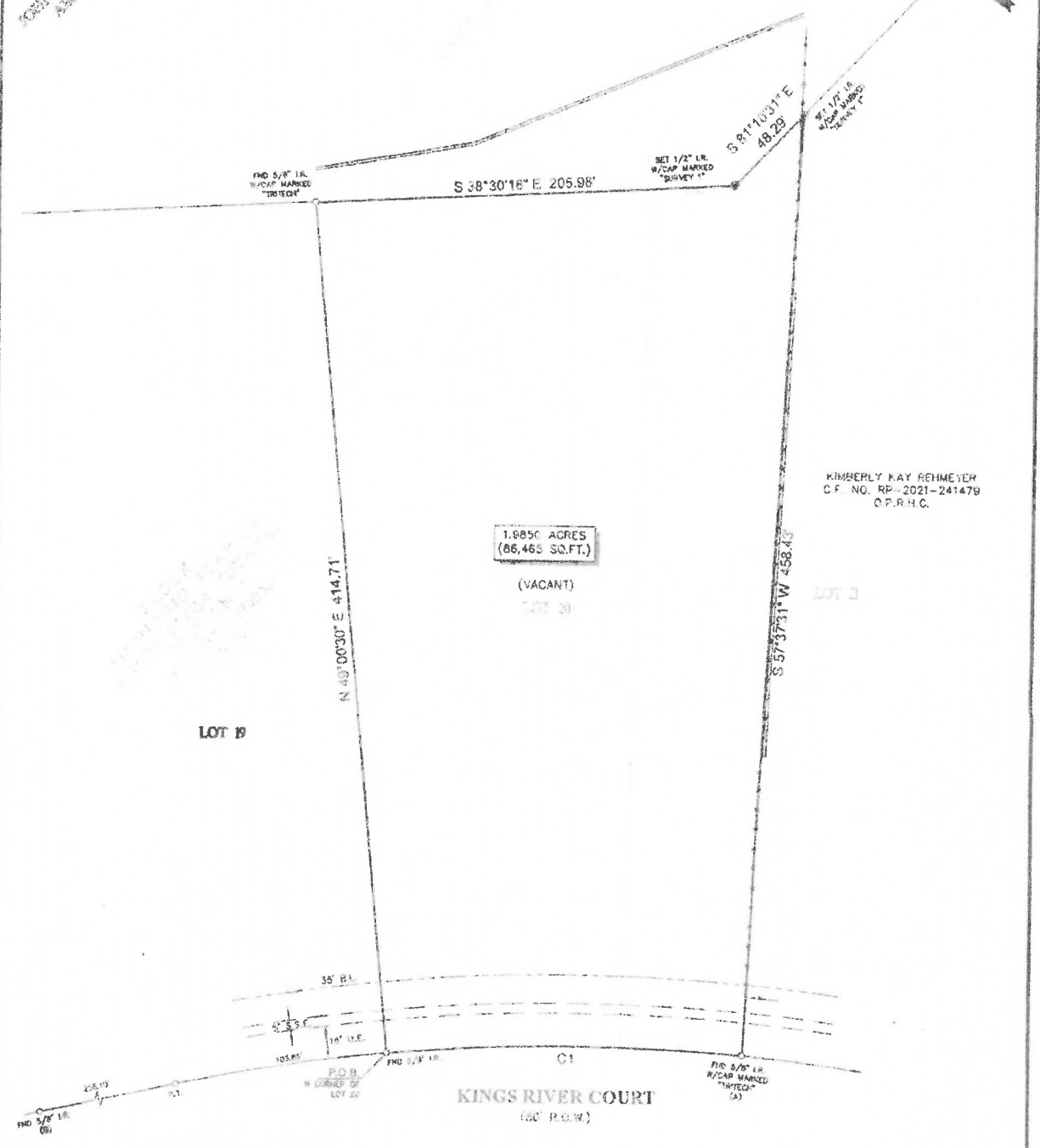


JOHN JAMES SURVEY
ABSTRACT 479

SCALE 1"=50'



KIMBERLY KAY REHMEYER
C.F. NO. RP-2021-241479
O.P.R.H.C.

1.8850 ACRES
(86,465 SQ.FT.)

(VACANT)
LOT 20

LOT 19

LOT 21

KINGS RIVER COURT
(80' R.O.W.)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
(1)	235.00	174.96	N 35°37'22\"	174.76

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE PRIOR DEED TO RUSSIAN VALLEY PROPERTY MANAGEMENT LTD. RECORDED IN C.F. NO. 2019462202 O.P.R.H.C. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO JERRY KEELERS FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND SURVEY LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL OBSTACLES OR COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.8850 ACRES (86,465 SQUARE FEET) SITUATED IN THE JOHN JAMES SURVEY, ABSTRACT 479, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD ADDRESS: KINGS RIVER COURT



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 SEPTEMBER 20, 2023 AND MET THE STANDARDS SUBSTANTIALLY COMPLIED WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OF PROBABILE EXCEPT AS SHOWN.



LEGEND

- FENCE
- WIRE
- WOOD HEADWALL

Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
909933@survey1inc.com
Toll Registration No. 100755-00
P.O. Box 2545 - Allen, TX 75012
(817)283-1382 / Fax (817)283-1383

FIELD CREW	JO	TRUCK	ASH	DATE	SEP. 25, 2023
DRAWER	MP	FINAL CHECKER	EP	JOB#	9-127999-23