

TITLE COMPANY:

Charter Title Company

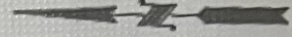


281-242-1700

G.F. # CH-6133-1061332200188-RM

ISSUE DATE: SEP. 28, 2022

SCALE 1"=20'



LOT 17

SANFORD'S
SUBDIVISION
VOL. 319, PG. 130
D.R.F.B.C.

LOT 16

LOT 15

SET "MAG" NAIL
IN ASPHALT

PNL 1" I.P.
(B)

S 03°23'30" E

86.00'

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

PNL 3/8" I.P.
(A)

7' STREET
CONVEYANCE
C.F. NO. 63136019
O.P.R.F.B.C.

JERRY STREET
(R.O.W. VARIES)

N 86°36'30" E 86.25'

LOTS
9-11

LOT 11

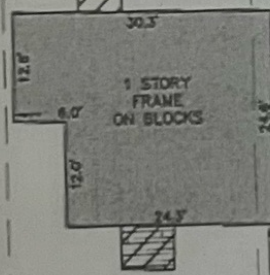
LOT 10

LOT 9

LOT 8

S 86°36'30" W 86.25'

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



1 STORY
FRAME
ON BLOCKS

10' U.E.
C.F. NO. 63136019
O.P.R.F.B.C.

NOVELLA POWELL
C.F. NO. 1960158012
O.P.R.F.B.C.

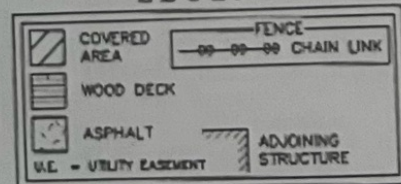
SET "MAG" NAIL
IN ASPHALT

N 03°23'30" W 86.00'

SET "MAG" NAIL
IN ASPHALT

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

LEGEND



NOTES

1. ALL 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.

LEGAL DESCRIPTION: ALL OF LOTS 9, 10, AND 11, OF THE JERRY NIX SUBDIVISION IN THE CITY OF RICHMOND, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT AND DEDICATION OF SAID SUBDIVISION RECORDED IN VOLUME 301, PAGE 426 ET SEQ. OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, TO WHICH REFER FOR ALL PURPOSES, SAID SUBDIVISION BEING OUT OF LOT 7, SECTION 1 OF BORDEN'S FIRST ADDITION TO THE CITY OF RICHMOND, TEXAS, AND BEING THE IDENTICAL PROPERTY CONVEYED BY RICHARD DAVIS, ET AL TO RICHARD S. JOSEPH UNDER DEED DATED FEBRUARY 20, 1963, RECORDED IN VOLUME 439, PAGE 394 ET SEQ. OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.