



LOT 3, BLOCK 1,  
BOATMAN FAMILY SUBDIVISION  
628029 H.C.M.R.

BOATMAN STREET  
(28' R.O.W. EASEMENT  
FC. NO. 628029 H.C.C.F.)

ASPHALT ROAD

30' ROAD EASEMENT H.C.C.F. DOC. NO.  
H011200, H011203, H011206, H011209

1/2" I.R.S.  
(FOR REFERENCE)

5/8" I.R.F.

5/8" I.R.F.

5/8" I.R.F. BEARS  
S 63°22' W-0.34'

2.6'

3.6'

1/2" I.R.S.

CALLLED 1.000 ACRES  
DOC NO. RP-2017-224567 H.C.D.R.

REMAINDER OF A CALLED 3.2293 ACRES  
DOC NO. 20130382754 H.C.D.R.

CALLLED 2.0000 ACRES  
DOC. NO. 20090580108 H.C.C.F.

MULANA DEVELOPMENT  
FILM CODE 686277 H.C.M.R.

LOT 1

LOT 2

S 02°30'27" W 307.38'

N 02°30'27" E 307.13'

S 87°18'43" W 144.24'

N 87°24'39" E 144.24'

N 87°24'39" E 289.65'

NOTES:

1. BEARING ORIENTATION IS BASED UPON NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND REFERENCED TO GPS OBSERVATIONS OF MONUMENTS FOUND ALONG THE SOUTH LINE OF SUBJECT TRACT AS SHOWN HEREIN.
2. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE SURVEYOR DID NOT ABSTRACT SUBJECT TRACT. THERE MAY BE EASEMENTS, SETBACK LINES, OR OTHER MATTERS OF RECORD NOT SHOWN HEREIN.
4. PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C0230L, REVISED JUNE 18, 2007.

LEGEND

COL.	CONCRETE COLUMN
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET CAPPED "RPLS 6485"
●	PROPERTY CORNER
—OHP—	OVERHEAD POWERLINE
—□—	HOGWIRE FENCE
—	BOUNDARY LINE
●	POWER POLE



*Ryan Stanley*  
 RYAN STANLEY RPLS NO. 6485  
 RLS SURVEYING, LLC  
 RYAN@RLSSURVEY.COM  
 33014 KINLEY ANN CT.  
 MAGNOLIA, TEXAS 77354  
 TELEPHONE: (281) 942-8378  
 TBPLS FIRM# 10194316

**BOUNDARY SURVEY  
OF LOT 1, BLOCK 1,  
MULANA DEVELOPMENT,  
FILM CODE 686277  
MAP RECORDS,  
HARRIS COUNTY, TEXAS**

DATE: 01/26/2021	SCALE 1" = 40'	PAGE NO. 1 OF 1
---------------------	-------------------	--------------------