



P.O.C.
SW CORNER OF MABEL THOMPSON MURPHY TRACT & SE CORNER FREDRICK R. GILFORD 13.964 ACRE TRACT (VOL. 473, PG. 482, O.P.R.F.B.C.)

TERRY ALLEN NEHLS & NINA MARIE NEHLS
FILE NO. 2016103687
O.P.R.F.B.C.

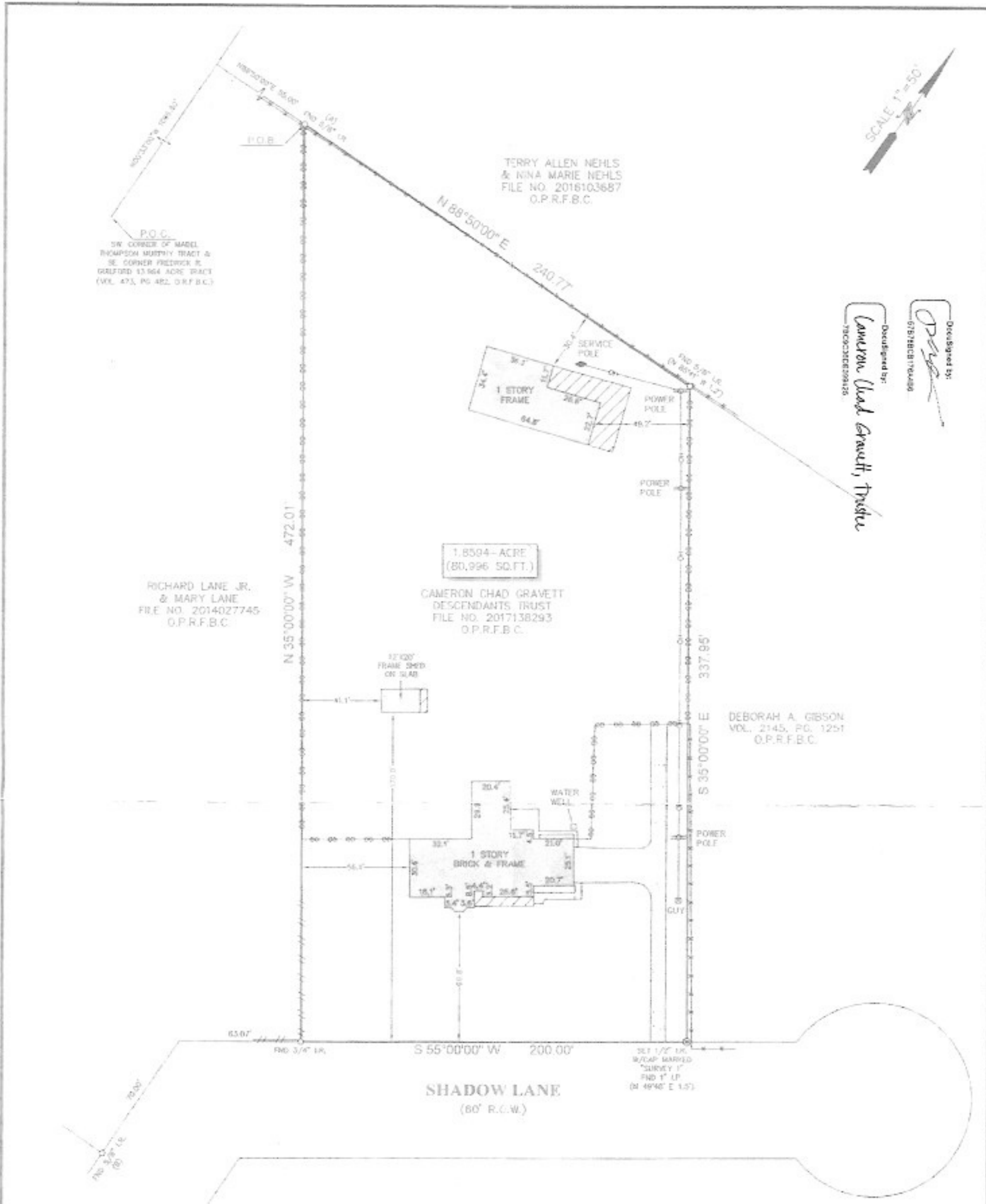
Designed by:
Cameron Chad Gravett, Trustee
78002328299425

RICHARD LANE JR. & MARY LANE
FILE NO. 2014027745
O.P.R.F.B.C.

1.8594-ACRE
(80,996 SQ.FT.)

CAMERON CHAD GRAVETT DESCENDANTS TRUST
FILE NO. 2017138293
O.P.R.F.B.C.

DEBORAH A. GIBSON
VOL. 2145, PG. 1251
O.P.R.F.B.C.



NOTES:

- ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO A PRIOR DEED CONVEYED INTO CAMERON CHAD GRAVETT DESCENDANTS TRUST, RECORDED IN COUNTY CLERK'S FILE NO. 2017138293 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY FRONTIER TITLE INSURANCE COMPANY. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO FRONTIER TITLE COMPANY FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BURDENING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 14, 2021, UNDER G.L. NO. 219966961.
- EASEMENT FOR PUBLIC UTILITY DEDICATED, AS RECORDED IN VOLUME 518, PAGE 293, O.P.R.F.B.C. ROAD MAINTENANCE AGREEMENT, AS RECORDED IN VOLUME 2103, PAGE 658, O.P.R.F.B.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.8594 ACRE (80,996 SQUARE FEET), BEING A TRACT OF LAND OUT OF A 20.34 ACRE TRACT IN THE KNIGHT AND WHITE LEAGUE, ABSTRACT 46, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: PHONG NGUYEN AND TRACY THU BUI

ADDRESS: 2015 SHADOW LANE



SURVEYOR'S CERTIFICATE:
I, RICHARD FUSSELL, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 26, 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 ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
NOV 25 2021



LEGEND

CONCRETE	FENCE
COVERED AREA	WOOD
ASPHALT	WIRE
	CHAIN LINK
	OVERHEAD UTILITY LINES



Survey 1, Inc.
Your Land Survey Company

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FIELD CRW	TECH	DATE:
WT	SF	7-29-21
DRAWER: LG3	FINAL CHECK: EF	JOB#
		7-99972-21