

TITLE COMPANY:



First American Title

832-787-8128

ISSUE DATE:

DECEMBER 6, 2022

G.F. #: 2784126-H060

CLARK BEACH SURVEY ABSTRACT 79

JULIA A. DELGADILLO  
C.F. NO. 2012044220  
O.P.R.M.C.

S 88°55'00" E 270.85'  
(CALLED 270.45')

(9)

FND 1/2" I.R.

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

N 00°10'00" W 518.00'

NIKOLAIDIS KONSTANTIN  
C.F. NO. 2007078489  
O.P.R.M.C.

3.1928-ACRE  
(139,080 SQ.FT.)

(VACANT)  
ZAIDA GARCIA  
C.F. NO. 2020048921  
O.P.R.M.C.

S 00°10'00" W 514.92' (CALLED 513.68')

TOMMY SMITH ROAD  
(60' R.O.W.)

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

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

N 89°33'46" W 267.80'

GIANELLA TORRES CIFUENTES  
C.F. NO. 2018087903  
O.P.R.M.C.

P.O.B.

P.O.R.  
SE. CORNER OF  
CLARK BEACH  
SURVEY, A-79



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ZAIDA GARCIA, RECORDED IN COUNTY CLERK'S FILE NO. 2020048921 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, 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 DECEMBER 6, 2022, UNDER G.F. NO. 2784126-H060.
7. 30' ROAD EASEMENT, AS RECORDED IN VOLUME 439, PAGE 464, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
8. 30' ROAD EASEMENT, AS RECORDED IN VOLUME 472, PAGE 135, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
9. 30' ROAD EASEMENT, AS RECORDED IN VOLUME 520, PAGE 53, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
10. 30' ROAD EASEMENT, AS RECORDED IN VOLUME 1024, PAGE 828, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGEND

	ROCK		OVERHEAD UTILITY LINES
	ASPHALT		POWER POLE

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.1928 ACRE (139,080 SQUARE FEET), BEING TRACT NO. 13, IN THE CLARK BEACH SURVEY, ABSTRACT 79, MONTGOMERY COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAN REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 7, 2022 AND THAT THIS PLAN 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:

JOHN ENRY RODRIGUEZ

ADDRESS:

TOMMY SMITH ROAD

www.survey1inc.com  
survey1@survey1inc.com



FIELD CREW:	ARH
MW	
DRAFTER:	FINAL CHECK:
LG3	EF
DATE:	
	1-8-22
JOB#	
	12-119069-22