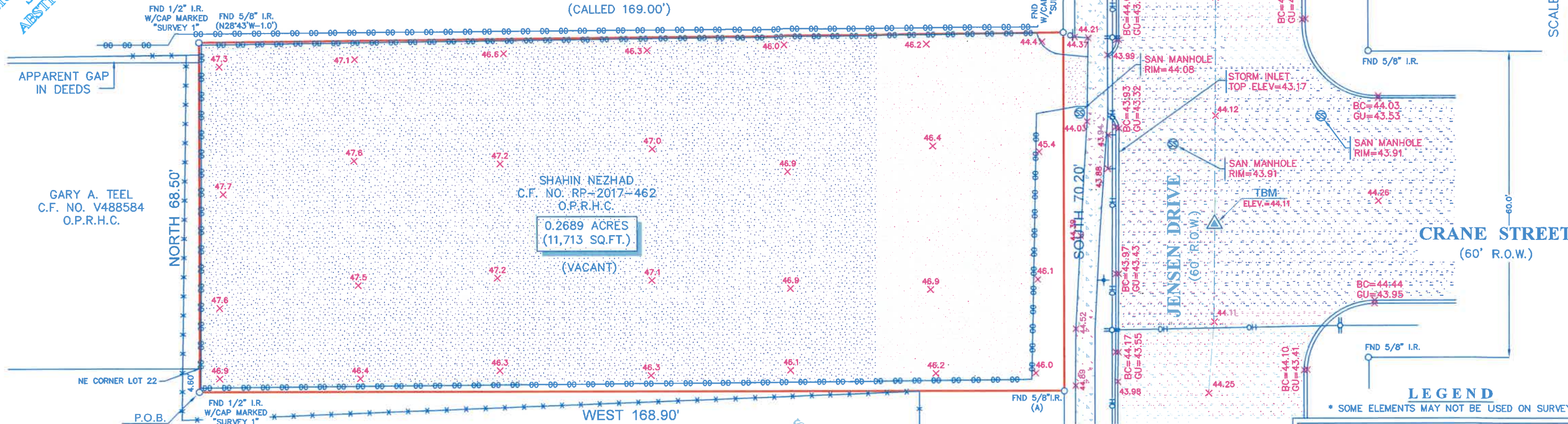


SAMUEL M. HARRIS
SURVEY
ABSTRACT 327

3606 JENSEN LLC
C.F. NO. 20120109649
O.P.R.H.C.

N 89°25'24" E 168.91'
(CALLED 169.00')

SCALE 1"=20'



LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

| | | |
|--|------------------------|---------------------------------------|
| | HANDICAP | FF = FINISHED FLOOR |
| | GAS METER | BC = BACK OF CURB |
| | GAS VALVE | GU = GUTTER |
| | FIRE HYDRANT | CMP = CORRUGATED METAL PIPE |
| | WATER METER | RCP = REINFORCED CONCRETE PIPE |
| | WATER VALVE | PVC = POLYVINYL CHLORIDE PIPE |
| | GRATE INLET | CPP = CORRUGATED PLASTIC PIPE |
| | SANITARY MANHOLE | HDPE = HIGH-DENSITY POLYETHYLENE PIPE |
| | STORM MANHOLE | TBM = TEMPORARY BENCHMARK |
| | LIGHT POLE | SAN MH = SANITARY SEWER MANHOLE |
| | WATER WELL | STM MH = STORM SEWER MANHOLE |
| | SIGN | B.L. = BUILDING LINE |
| | POWER POLE | U.E. = UTILITY EASEMENT |
| | CONCRETE | A.E. = AERIAL EASEMENT |
| | GRAVEL | D.E. = DRAINAGE EASEMENT |
| | ASPHALT | W.L.E. = WATER LINE EASEMENT |
| | FENCE | S.S.E. = SANITARY SEWER EASEMENT |
| | CHAIN LINK | STM.S.E. = STORM SEWER EASEMENT |
| | METAL | P.A.E. = PERMANENT ACCESS EASEMENT |
| | OVERHEAD UTILITY LINES | P.U.E. = PUBLIC UTILITY EASEMENT |
| | APPROXIMATE HIGH BANK | X DENOTES SPOT ELEVATION |

PROJECT BENCHMARK: RM 080175 ELEV: 44.08 (NAVD 1988, 2001 ADJ)
FLOODPLAIN REFERENCE MARK NUMBER 080175 IS A BRASS DISK LOCATED FROM THE INTERSECTION OF US 59 AND CRANE STREET, TRAVEL EAST ON CRANE STREET APPROXIMATELY 0.2 MILE TO BRIDGE. MONUMENT IS ON THE NORTH SIDEWALK OVER THE EAST ABUTMENT.

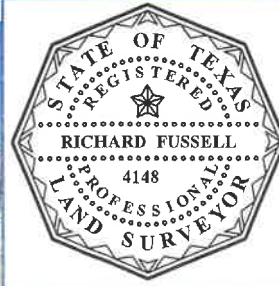
TEMPORARY BENCHMARK ELEV: 44.11 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF JENSEN DRIVE CENTERED WITH THE FRONT PROPERTY LINE OF THE SUBJECT PROPERTY.

1. BEARINGS HEREON ARE REFERENCED TO A BOUNDARY LINE AGREEMENT BY AND BETWEEN IMMANUEL OLSHAN, INDIVIDUALLY, AND RICHARD S. LEDERMANN, TRUSTEE, AND MARIE M. MUELLER AND CAROLYN MUELLER WILKE AS RECORDED IN COUNTY CLERK'S FILE NO. E484383. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
3. THIS SURVEY IS CERTIFIED TO MATEEN SHAH 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 PROPERTY IS LOCATED IN ZONE "X", "X(SHADED)" & "AE" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48201C 0690N, DATED 1-6-17 FOR HARRIS COUNTY, TEXAS.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2689 ACRES (11,713 SQUARE FEET) SITUATED IN THE SAMUEL HARRIS SURVEY, ABSTRACT 327, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



**TOPOGRAPHIC
SURVEY**



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 MAR. 1, 2022 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 ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: MATEEN SHAH
ADDRESS: 3579 JENSEN DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

| | |
|---------------------|-----------------|
| FIELD CREW: CM | TECH: RK |
| DRAFTER: RK | FINAL CHECK: SB |
| DATE: MAR. 16, 2022 | |
| JOB#: 2-108678-22 | |