



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

LOT 1  
COMMERCIAL USE ONLY

FINAL PLAT  
JAMES PLACE LIMITED SUBDIVISION  
F.C. NO. 509108  
M.R.H.C.

LOT 3  
DETENTION USE ONLY

HARDIN STREET  
(30' R.O.W.) (UNIMPROVED)

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

CITY OF TOMBALL  
C.F. NO. B616712  
O.P.R.H.C.

OUTLOT 122  
FIVE ACRES TRACTS  
TOM VALL TOWNSHIP  
M.R.H.C.

(VACANT)  
0.4310 ACRES  
(18,774 SQ.FT.)

(VACANT)  
0.9994 ACRES  
(43,533 SQ.FT.)

(VACANT)  
LOT 2

LEGEND  
— OH — OVERHEAD UTILITY LINES  
— HP — POWER POLE  
— BL — BUILDING LINE



LEGAL DESCRIPTION: RESERVE "A", OF FINAL PLAT JAMES PLACE LIMITED SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 509108 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.  
LOT 2, OF FINAL PLAT JAMES PLACE LIMITED SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 509108 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.  
A TRACT OF LAND CONTAINING 0.4310 ACRES (18,774 SQUARE FEET) SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT 371, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.  
A TRACT OF LAND CONTAINING 0.9994 ACRES (43,533 SQUARE FEET) SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT 371, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LINE	BEARING	DISTANCE
L1	N 64°28'00" E	161.90'
L2	S 89°56'47" W	179.39'
L3	S 25°34'00" E	307.32'
L4	S 89°53'57" W	468.30'
L5	N 25°34'00" W	230.25'
L6	N 25°37'04" W	181.38'
L7	N 64°28'00" E	90.00'
L8	S 25°34'00" E	230.25'
L9	S 25°34'00" E	307.32'
L10	S 25°34'00" E	307.32'
L11	S 25°34'00" E	307.32'
L12	S 25°34'00" E	307.32'
L13	S 25°34'00" E	307.32'
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L16	S 25°34'00" E	307.32'
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L97	S 25°34'00" E	307.32'
L98	S 25°34'00" E	307.32'
L99	S 25°34'00" E	307.32'
L100	S 25°34'00" E	307.32'

NOTES:  
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.  
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER. BUYER HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.  
3. THIS SURVEY IS CERTIFIED TO THE PETERSON FAMILY TRUST FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

CLIENT: THE PETERSON FAMILY TRUST  
ADDRESS: JAMES STREET & SCHOOL STREET  
www.survey1inc.com  
survey1@survey1inc.com

FIELD CREW: DM  
TECH: SF  
DRAFTER: JB  
FINAL CHECK: EF  
DATE: 12-18-24  
JOB#: 12-144534-24

Survey 1, Inc.  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2343 | Ave. TX 77912 | (281)353-1382

STATE OF TEXAS  
PROFESSIONAL LAND SURVEYOR  
RICHARD FUSSELL  
No. 4148