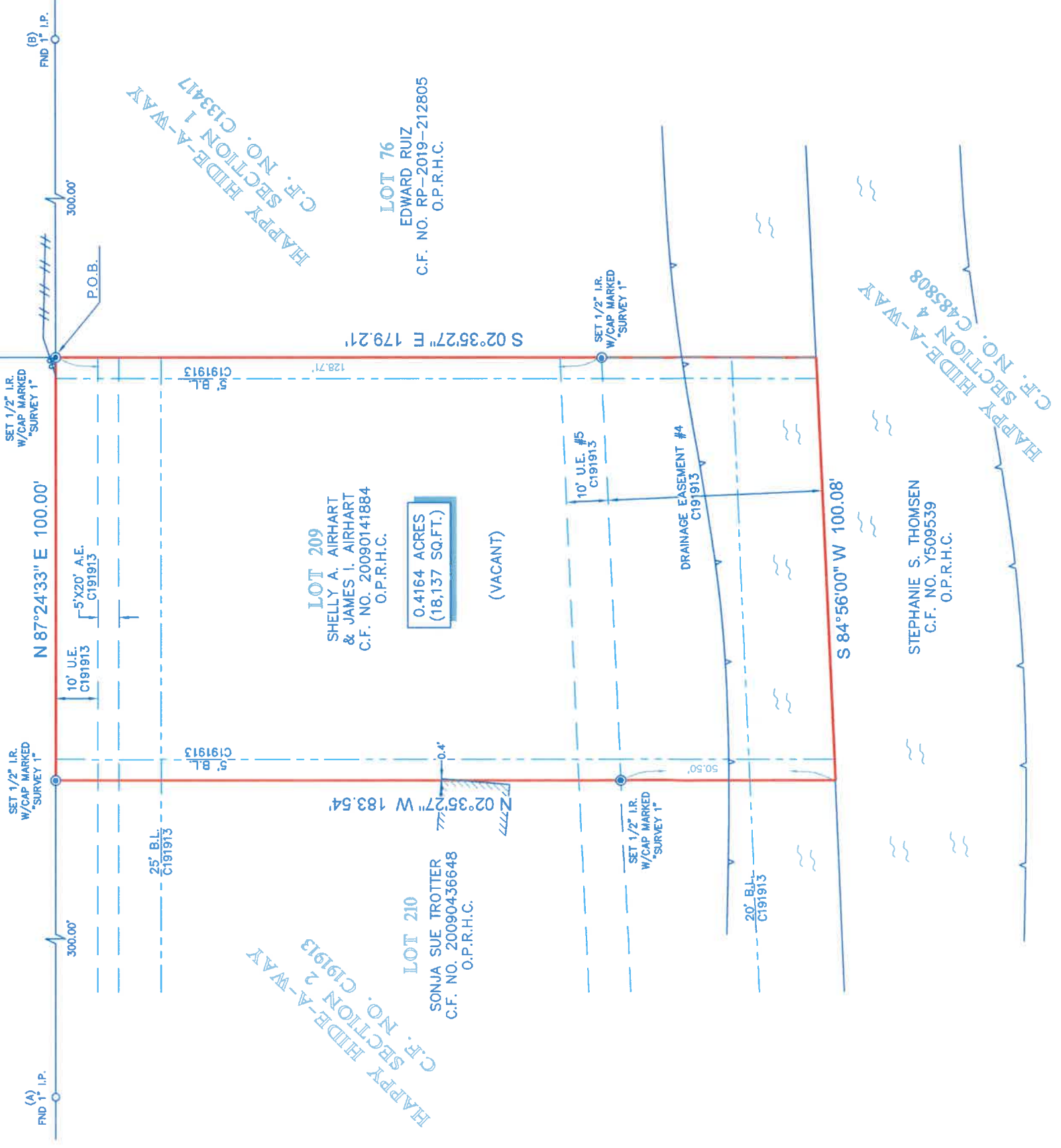


FREDERICK H. RANKIN  
SURVEY 51  
ABSTRACT 51

SCALE 1" = 30'

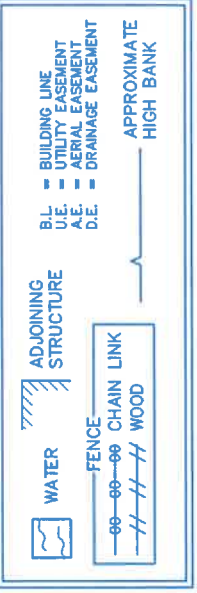
**LITTLE DOE DRIVE**  
(60' R.O.W.) (C.F. C786799)



**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO SHELLY A. AIRHART AND JAMES I. AIRHART IN COUNTY CLERK'S FILE NO. 20090141884 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL. ABSORPTION INTO THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
- ALL EASEMENTS AND BUILDING 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 NOVEMBER 17, 2021, UNDER G.F. NO. 21-639841-EH.
- A RIGHT-OF-WAY GRANTED TO DIXIE PIPELINE COMPANY AS RECORDED IN VOL. 728, PG. 422, D.R. AND AS DEFINED BY AGREEMENT RECORDED IN G.F. NO. C199703, O.P.R.H.C.
- A RIGHT-OF-WAY GRANTED TO SINCLAIR TEXAS PIPE LINE COMPANY AS RECORDED IN VOL. 883, PG. 197 AND ASSIGNED TO SINCLAIR PIPE LINE COMPANY AS RECORDED IN VOL. 2228, PG.82, D.R.H.C.
- A RIGHT-OF-WAY GRANTED TO COUNTY OF HARRIS AS RECORDED IN VOL. 1014, PG. 283, D.R.H.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- A RIGHT-OF-WAY GRANTED TO PAN AMERICAN PIPE LINE COMPANY AS RECORDED IN VOL. 1190, PG. 604, D.R.H.C.
- A RIGHT-OF-WAY GRANTED TO TEXAS STATE HIGHWAY COMMISSION AS RECORDED IN VOL. 3136, PG. 115, D.R.H.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

**LEGEND**



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.4164 ACRES (18,137 SQUARE FEET) SITUATED IN THE FREDERICK H. RANKIN SURVEY, ABSTRACT 57, HARRIS COUNTY, TEXAS, BEING KNOWN AS LOT 209 OF HAPPY HIDE-A-WAY, SECTION 2, AS RECORDED UNDER COUNTY CLERK'S FILE NO. C191913 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: JOSEPH PESINA

ADDRESS: LITTLE DOE DRIVE



SURVEYORS 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 NOVEMBER 17, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THE TEXAS BOARD OF PROFESSIONAL SURVEYING AND EXCEPT AS SHOWN.

RICHARD FUSSELL  
PALS 4148



**Capital Title**  
A Shaddock Company

DATE: NOV. 18, 2021	TECH: EF	JOB#	11-104872-21
FIELD CREW: LG	FINAL CHECK: EF		
www.survey1inc.com			
survey1@survey1inc.com			
Firm Registration No. 100758-00			
P.O. Box 2543   Alvin, TX 77512			
DRAFTER: MC			
(281)393-1382   Fax(281)393-1383			

REVISED(CLIENT): 12-2-2021

DATE: NOV. 18, 2021

JOB#

11-104872-21