



ROSEHILL RANCHES
(UNRECORDED)

BURKHARDT ROAD
(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MAY E. WALTON, RECORDED IN COUNTY CLERK'S FILE NO. 20060074370 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.
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 09-05-19, UNDER G.F. NO. 19-440221-SP.
7. AN UNDELEGATED PIPELINE RIGHT OF WAY EASEMENT GRANTED TO SOUTHEASTERN GAS COMPANY AS RECORDED IN VOL. 8229, PG. 385 AND 387 D.R.H.C. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	ASPHALT		WIRE
	POWER POLE		B.L. = BUILDING LINE
	SEPTIC LID		U.E. = UTILITY EASEMENT
	SERVICE POLE		D.E. = DRAINAGE EASEMENT
	WATER WELL		

TITLE COMPANY:
Capital Title
 A Shaddock Company

G.F. #: 19-440221-SP ISSUE DATE: 09-05-19

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.577 ACRES (112,286 SQUARE FEET) SITUATED IN THE CHARLES D. CRENSHAW SURVEY, ABSTRACT 204, HARRIS COUNTY, TEXAS, BEING LOT 13, IN BLOCK 1, OF ROSEHILL RANCHES, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

BURNEURS 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 SEPTEMBER 10, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTECTIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
 4148
 PROFESSIONAL LAND SURVEYOR

CLIENT:
 THEODORE JAMES BENSEN AND BECKY LYNN BENSEN

ADDRESS:
 21308 FONES ROAD
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 survey1@survey1inc.com

FIELD CREW: JO SF
TECH: SF
DRAWN BY: JB
FINAL CHECK: SF

DATE: 09-12-19
JOB# 9-76930-19

Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77812 | (281)393-1382

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.577 ACRES (112,286 SQUARE FEET) SITUATED
IN THE CHARLES D. CRENSHAW SURVEY, ABSTRACT 204
HARRIS COUNTY, TEXAS**

Being a tract of land containing 2.577 acres (112,286 square feet), situated in the Charles D. Crenshaw Survey, Abstract 204, Harris County, Texas, being Lot 13, in Block 1, of Rosehill Ranches, an unrecorded subdivision in Harris County, Texas, being all of a tract of land conveyed unto May E. Walton by deed recorded under County Clerk's File No. 20060074370 of the Official Public Records of Harris County, Texas. Said 2.577-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with cap marked "EIC Surveying" for the common southwest corner of said Lot 13, and the northwest corner of a certain 0.2399 Acre Tract known as Lot 14A, as recorded under County Clerk's File No. G780138, of the Official Public Records of Harris County, Texas, and being in the east right-of-way line of Fones Road (60.00 feet wide);

THENCE North 00°04'49" East, along the east right-of-way line of said Fones Road, a distance of 289.45 feet to a found 5/8-inch iron rod for the northwest corner of said tract herein described;

THENCE South 89°55'11" East, a distance of 362.93 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the west line of a 50.00 feet wide drainage easement, and continue for a total distance of 387.93 feet to a point in the centerline of said drainage easement for the northeast corner of said tract herein described;

THENCE South 00°04'49" West, along the centerline of said drainage easement, a distance of 289.45 feet for the southeast corner of said tract herein described;

THENCE North 89°55'11" West, at 25.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" in the west line of said drainage easement, and continue for a total distance of 387.93 feet to the POINT OF BEGINNING and containing 2.577 acres (112,286 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated September 12, 2019, job number 9-76930-19.



 **Survey 1, Inc.**
Your Land Survey Company