

P.O.C.~ CALLED NORTHEAST CORNER LOT 15

SCALE: _; =75'

SOUTH

270.10

\$ OVERHEAD ELECTRIC
- EASEMENT
- BUILDING LINE
FENCE
GAS METER
POWER POLE <u>.</u>EGEND COVER CONCRETE

(80' R.O.W.)

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS, BUILDING LINES, OR OTHER ENCUMBRANCES WHICH MAY AFFECT SUBJECT PROPERTY SURVEYOR SHALL HAVE NO LIABILITY FOR ANY ISSUES OR MATTERS THAT A CURRENT TITLE COMMITMENT MAY REVEAL.

- 2. DEED RESEARCH PERFORMED BY TITLE COMPANY.
- 3. ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE RIGHT-OF-WAY LINE.
- 4. MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.

6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

6. ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.

8. FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.

STREET

JHONY BUSTAMANTE CALLED 0.2623 ACRE RP-2020-272238

SEVERIANO R. TURRBIANTES CALLED 0.5280 ACRE C.F. Z321314

ALBERTO BARCENAS ORALIA BARCENAS C.F. W242131

THE WEST
110 FEET OF
CALLED 1.205 ACRES
SOUTH 1/2 OF LOT
15, STARS CASAS
RP-2020-2836

DUC FUONG CALLED 0.8869 ACRE C.F. 20140497537

YALE SOUTH 129.90 LEAGO ROAD (40' PRIVATE ROAD ESMT., J414392) TRACT 1 20140426845 SANTOS BALLEZA

S

89.46,21,"

Ш

FND 1/2*

 \Box

89.3

39'29"

≤

25.

.38'

ASPHALT PVMT.

FND 1/2" LR. (DCM)

JESSIE B. AKENS CALLED 0.0205 ACRE C.F. 20140239139

CALLED 1 ACRE MARY NASS KAYHANI C.F. 20150085494

803.5 Sq. Feet 0.96 Acre

O CALED 1.207 ACRES
C O CALED 1.207 ACRES
C DOAR OSCRIO
C FELOTIAS RUVALCABA
C.F. 20140402179
C.F. 20140402179

237.09

TRACT 2 20140426845 SANTOS BALLEZA

NORTH 128.51

SET C.I.R. (5234)

89.39'00"

≤

325

FND 1/2"

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights—of—way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.



ROBERT A. LaPLANT, Jr. DATE SURVEYED JUNE 8, 2024
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF JULY 18, 2024



BOUNDARY SURVEY OF 0.96 ACRE OUT OF THE SOUTH 1/2
OF LOT 15 OF THE HALFF SUBDIVISION IN THE ALLEN SURVEY
A-94, HARRIS COUNTY TEXAS, CALLED IN VOLUME 72, PAGE 57
OF THE DEED RECORDS OF HARRIS COUNTY TEXAS

17150 Butte Creek Road, #135 TEL: 713-376-5194 Houston, Texas 77090 orders@houstonlandsurveying.com

LAPLANT SURVEYORS, INC.

HIGH BANK

TO MARY NASS KAYHANI:

₽ RM 10145800

1"=75' 0 LEAGO ROAD HOUSTON, TEXAS DRAWN BY: N/APURCHASER FB NO: APPROVED: 77022 PROJECT NO. 240417