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')

APPARENT GAP IN DEEDS

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

FND 5/8" I.R. (N00°43'W-1.0')

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

FND 5/8" I.R.

SCALE 1"=20'

(VACANT)

SHAHIN NEZHAD
C.F. NO. RP-2017-462
O.P.R.H.C.

0.2689 ACRES
(11,713 SQ.FT.)

GARY A. TEEL
C.F. NO. V488584
O.P.R.H.C.

NORTH 68.50'

SOUTH 70.20'

JENSEN DRIVE
(60' R.O.W.)

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

FND 5/8" I.R.

NE CORNER LOT 22

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

P.O.B.
IN THE EAST LINE OF LOT 22 OF PORTER & BAKER'S SUBDIVISION, VOL. 43, PG. 120, D.R.H.C. SAME BEING THE BEGINNING OF A WRITTEN BOUNDARY LINE AGREEMENT AS RECORDED IN C.F. E484383

WEST 168.90'

(A) FND 5/8" I.R.

GARY TEEL
C.F. NO. P929150
O.P.R.H.C.

811.20'

(B) FND 5/8" I.R.

PORTER AND BAKER'S SUBDIVISION VOL. 43, PG. 120 D.R.H.C.

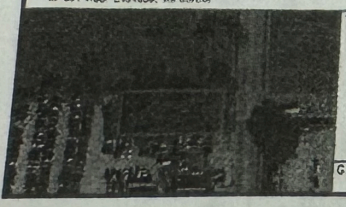
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A BOUNDARY LINE AGREEMENT AS RECORDED IN COUNTY CLERK'S FILE NO. E484383 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. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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. BOUNDARY LINE AGREEMENT BY AND BETWEEN IMMANUEL OLSHAN, ET AL AND MARIE M. MUELLER, ET AL AS RECORDED IN C.F. NOS. E484383, R.P.R.H.C.

LEGEND

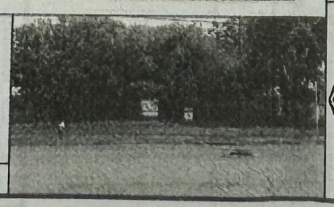
FENCE
CHAIN LINK
METAL

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.



TITLE COMPANY:
Capital Title
A Shaddock Company
713-547-4747

G.F. #: 21-589198
ISSUE DATE: MAY 18, 2021



STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

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 MAY 18, 2021 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
R.P.L.S. 4148

CLIENT: TRIPLE H TOURISM, LLC, 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: SF
DRAFTER: MC	FINAL CHECK: EF
DATE: MAY 28, 2021	
JOB #: S-97024-21	