TITLE COMPANY:

stewart title guaranty company

JULIE AUGUSTYN 713-625-8605

G.F. #:	ISSUE DATE:
1167411	3-16-2021

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

SCALE 1"=20'

CANYON LAKE DRIVE
(60' R.O.W.)

(A) FND 1/2" I.R. — 355.38' — FND 1/2" I.R. — 70.00' — S 77°10'45" E 70.00' — FND 1/2" I.R. — 70.00' — FND 1/2" I.R. — 70.00' — (B) FND 1/2" I.R.

LOT 9 / LOT 8 / LOT 6 / LOT 5 / LOT 5 / LOT 4

25.9'

25' B.L.

19.9' — 5.1' — 6.3' — 12.2' — 3.8' — 11.6' — 9.0'

1 STORY
BRICK & FRAME

31.9'

55.2'

17.7'

23.4'

32.3'

LOT 8

LOT 6

N 12°49'15" E 120.00'

S 12°49'15" W 120.00'

5' B.L. (E259334)

5' B.L. (E259334)

8.7'

4.6' — FRAME SHED ON BLOCKS — 10.2' — 8.2'

LOT 7
BLOCK 41

3' B.L. FOR GARAGE
15' FROM REAR LINE
C.F.F.N. E-259334

3' B.L. FOR GARAGE
15' FROM REAR LINE
C.F.F.N. E-259334

5'X20' A.E.

8' REAR B.L. (E259334)

8' U.E.

4" WOOD POST (S89°38'E 0.9')

10' S.S.E.

N 77°10'45" W 70.00'

4" WOOD POST (N88°24'E 0.6')

LOT 19

LOT 20

LOT 21

LEGEND

CONCRETE — FENCE: WOOD

COVERED AREA

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.S.E. = STORM SEWER EASEMENT

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, 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 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 MARCH 16, 2021, UNDER G.F. NO. 1167411.
7. AN AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY AS RECORDED UNDER CLERK'S FILE NO. D-726461 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

LEGAL DESCRIPTION: LOT 7, IN BLOCK 41, OF TIMBER LANE, SECTION 5, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 211, PAGE 103 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

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 MARCH 30, 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
RPLS# 4148

CLIENT: MICHAEL FOSTER PEREZ AND ELIZABETH NICOLE PEREZ

ADDRESS: 2526 ANZALONE DRIVE

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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:	TECH:
SD	MA
DRAFTER:	FINAL CHECK:
CV	EF
DATE:	
4-1-2021	
JOB#	
3-94886-21	