



TITLE COMPANY:



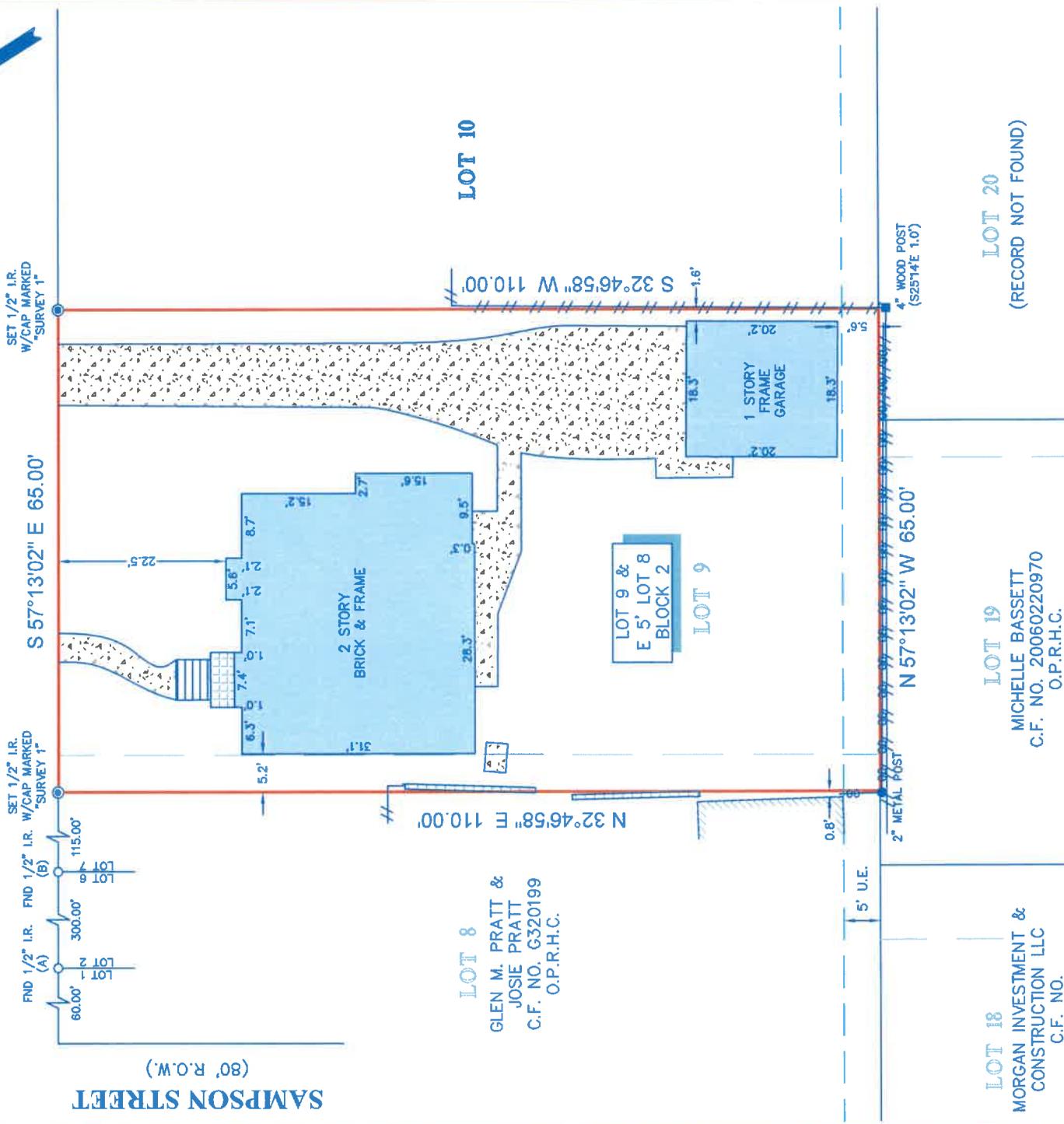
713-418-7000

G.F. #: CTH-IL-CIT23770100T  
ISSUE DATE: MAY 31, 2023



**SAMPSON STREET**  
(80' R.O.W.)

**BINZ STREET**  
(PLATTED AS BINZ AVENUE)  
(50' R.O.W.)



**LOT 8**  
GLEN M. PRATT &  
JOSIE PRATT  
C.F. NO. G320199  
O.P.R.H.C.

**LOT 18**  
MORGAN INVESTMENT &  
CONSTRUCTION LLC  
C.F. NO.  
RP-2022-294296  
O.P.R.H.C.

**LOT 19**  
MICHELLE BASSETT  
C.F. NO. 20060220970  
O.P.R.H.C.

**LOT 20**  
(RECORD NOT FOUND)

**NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE TRACED FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- 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 MAY 31, 2023, UNDER G.F. NO. CTH-IL-CIT23770100T.

**LEGEND**



**LEGAL DESCRIPTION:** LOT 9, EAST 5.00 FEET OF LOT 8, IN BLOCK 2, OF REPLAT OF BLOCK 2 & PART OF BLOCK 3 NORTH MACREGOR OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 998, PAGE 245 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.



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 JUNE 2, 2023 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 PROVISIONS EXCEPT AS SHOWN.

*Richard FusSELL*  
RICHARD FUSSELL  
RPLS 4148

CLIENT: HILLSDALE PROPERTIES, LLC

ADDRESS: 3236 BINZ STREET

www.survey1inc.com  
survey1@survey1inc.com



FIELD CREW:	WT	TECH:	WS
DRAFTER:	MH	FINAL CHECK:	EF
DATE:	JUNE 2, 2023		
JOB#	5-124221-23		

Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1362