



THOMAS W. MARSHALL
SURVEY 540
ABSTRACT 540

F.M. 1960
(100' R.O.W.)

P.O.C.
NE CORNER OF A
CALLED 118.594 ACRE
(BEING CALLED 106.089 ACRE
C.F. NO. J108630 -
F.C. 056-87-0642
& A CALLED 10.485 ACRE
C.F. NO. J108628 -
F.C. 056-87-0633)
O.P.R.H.C.

SOUTH
658.73'

WEST 223.00'

CONTINENTAL PLAZA
SECTION 2
(UNRECORDED)

LOT 554

RAFAEL LAZO CABALLERO
& ELDA MARCELA BARRON FAZ
C.F. NO. 20150350134
O.P.R.H.C.

EAST 133.00'

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

CASPIAN DRIVE
(30' R.O.W.)

NORTH 100.00'

LOT 553

0.3053 ACRES
(13,300 SQ.FT.)

(VACANT)

SOUTH 100.00'

75' DRAINAGE EASEMENT

15' EASEMENT #8

WEST 133.00'

LOT 552
JOHN C. LUNA
C.F. NO. RP-2022-462649
O.P.R.H.C.

10' H.L.&P. A.E.
15' LOW PLANE
H471374
19'2" HIGH PLANE
J273781
10' H.L.&P. U.E.
J273781 & H471374

FND 1/2" I.R.

(B)
FND 1" I.P.

LOT 552
LOT 551

20' B.L.
SEE NOTE #8

(A)
FND 1/2" I.R.
LOT 557
LOT 556
SOUTH
497.68'

FND 1/2" I.R.

P.O.B.

EAST 15.00'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CONTINENTAL LAND OWNERS ASSOCIATION, INC. IN COUNTY CLERK'S FILE NO. RP-2017-36625 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON 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 DECEMBER 28, 2023, UNDER G.F. NO. CW-3503-26350323003356.
- AN EASEMENT WITH H.L.&P. AS RECORDED UNDER C.F. NO. K075188. (DOES NOT APPLY TO SUBJECT PROPERTY).
- A 20' SETBACK LINE FROM THE FRONT LOT LINE, AND A 15' WIDE INGRESS, EGRESS AND UTILITY EASEMENT ADJACENT TO ALL STREET EASEMENTS AS RECORDED UNDER C.F. NOS. J645006, J738720, J797864, AND J286227.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3053 ACRES (13,300 SQUARE FEET) SITUATED IN THE THOMAS W. MARSHALL SURVEY, ABSTRACT 540, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: MAGCORP GROUP LLC

ADDRESS: CASPIAN DRIVE

TITLE COMPANY:



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
JANUARY 3, 2024, 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
RICHARD FUSSELL
PLS# 4148



713-426-4949

G.F. # CW-3503-26350323003356

ISSUE DATE: DEC. 28, 2023

www.survey1inc.com

survey1@survey1inc.com

Firm Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512

DRAFTER: MC

(281)393-1382 | Fax(281)393-1383

Survey 1, Inc.
Your Land Survey Company



TECH: ARH

DATE: JAN. 4, 2024

JOB# 1-130624-24

FINAL CHECK: EF

713-426-4949