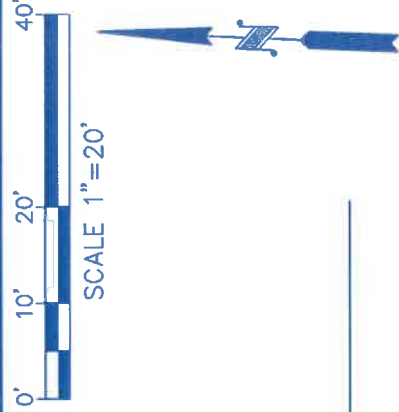
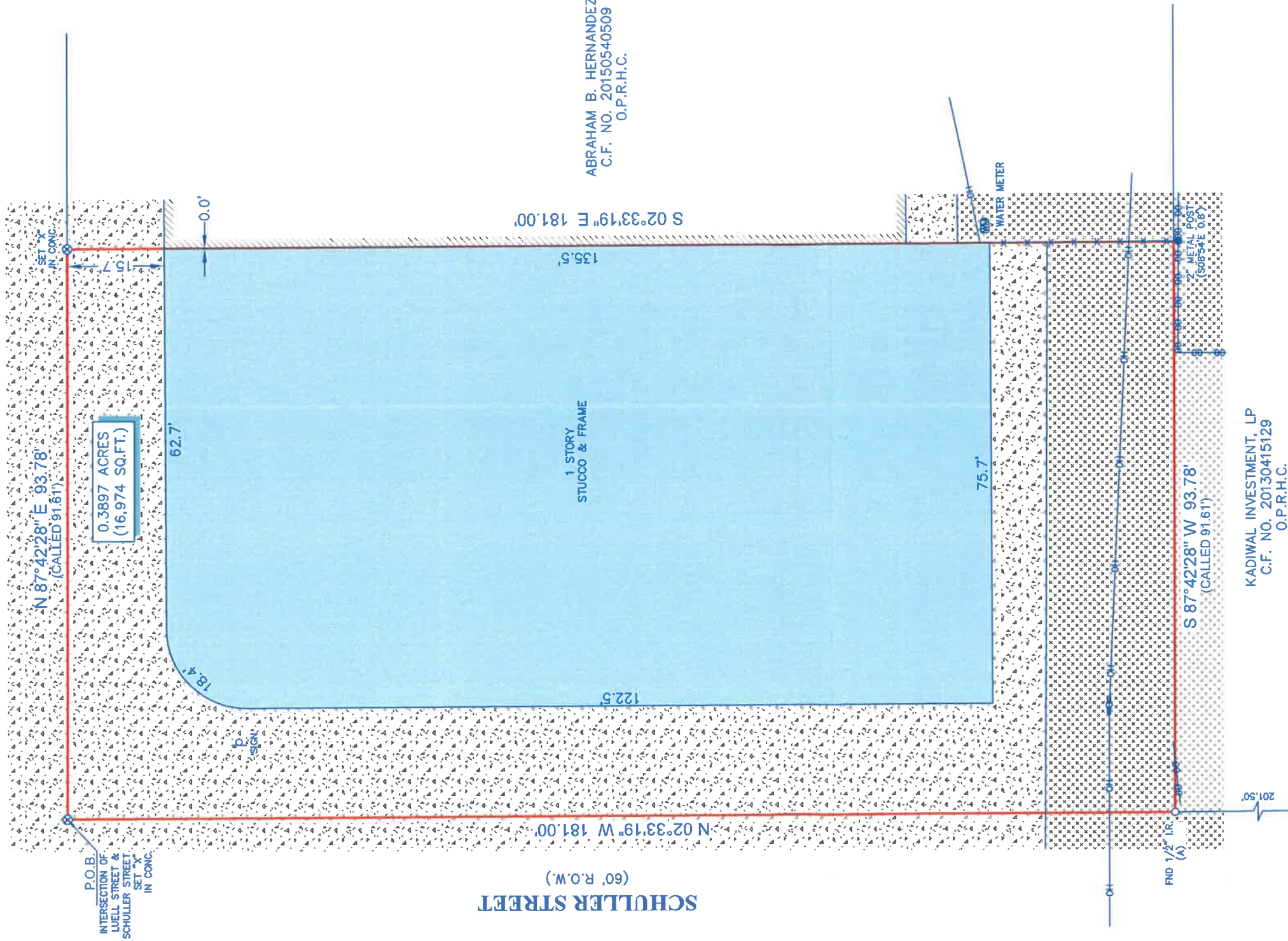


J.T. HARRELL SURVEY
ABSTRACT 329



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



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

ABRAHAM B. HERNANDEZ
C.F. NO. 20150540509
O.P.R.H.C.

KADIWAL INVESTMENT, LP
C.F. NO. 20130415129
O.P.R.H.C.

BERRY ROAD
(60' R.O.W.)

LEGEND	
CONCRETE	FENCE
GRAVEL	00-00-00 CHAIN LINK
ADJOINING STRUCTURE	* * * * * METAL
	=O= POWER POLE
	OH OVERHEAD UTILITY LINES

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. 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.
- PIPE LINE EASEMENT RECORDED UNDER VOL. 1843, PG. 225 D.R.H.C.
- SANITARY SEWER EASEMENT RECORDED UNDER VOL. 2862, PG. 101 D.R.H.C.
- MAINTENANCE EASEMENT RECORDED UNDER C.F. NO. G906988 O.P.R.H.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3897 ACRES (16,974 SQUARE FEET) SITUATED IN THE J.T. HARRELL SURVEY, ABSTRACT 329, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: FIT RESIDENTIAL LLC

ADDRESS: 2900 LUELL STREET



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
APRIL 2, 2025, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES
WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS
BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS,
AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

TITLE COMPANY:



FIDELITY
NATIONAL TITLE COMPANY

Survey 1, Inc.
Your Land Survey Company

G.F. #: FT21-FAH25001681Y
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW: WT
DRAFTER: MH
TECH: SF/SB
FINAL CHECK: EF

DATE: APR. 7, 2025
JOB# 4-149063-25