

HARRISBURG BOULEVARD

(60' R.O.W.)

SOUTH 71ST STREET

(60' R.O.W.)

LOT 2
RESERVE "A" BLOCK 1
EL EXPRESO TERMINAL ON 71ST ST
FILM CODE NO. 673237
M.R.H.C.

S 78°12'00" E 200.00'
FND 1/2" I.R. (N89°19'E 0.9')
SIGN

N 11°48'00" E 150.00'

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

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

LOT 3

LOT 4

LOT 5

LOT 6

1 STORY
STUCCO COMMERCIAL
BUILDING

N 150.00' OF
LOTS 3, 4, 5 & 6
BLOCK 13

SOUTHWESTERN BELL TELE CO
FILE NO. D688956
O.P.R.H.C.

CAPITOL STREET

(60' R.O.W.)

FND 1/2" IR W/CAP
MARKED "TRUE MERIDIAN"

FND 1/2" IR W/CAP
MARKED "TRUE MERIDIAN"

SOUTH 72ND STREET

(60' R.O.W.)

LOT 7
LAS VILLAS DE MAGNOLIA
RETIREMENT COMMUNITY
APARTMENTS
FILM CODE NO. 602015
M.R.H.C.

FND 1/2" I.P. (N70°56'E 0.6')

S 11°48'00" W 150.00'

2" METAL POST (S67°16'W 0.6')

FND 1/2" IR W/CAP
MARKED "TRUE MERIDIAN"

SCALE 1"=30'

LEGEND

	CONCRETE		FENCE
	CHAIN LINK		WOOD
	COVERED AREA		

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

TITLE COMPANY:



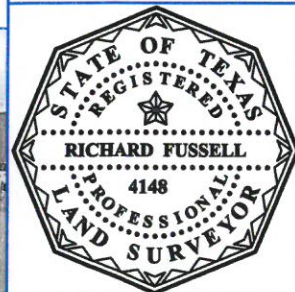
713-924-9100

G.F. #: 17001411

ISSUE DATE:
APRIL 6, 2017



LEGAL DESCRIPTION: NORTH 150.00 FEET OF LOTS 3, 4, 5 & 6, IN BLOCK 13, OF SUBDIVISION NO. 1 OF THE MAGNOLIA PARK COMPANY'S PROPERTY, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93, PAGE 483 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 APRIL 10, 2017 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:
JOSE R. GUAJARDO

ADDRESS:
7118 HARRISBURG BOULEVARD

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: JF
TECH: RK
DRAFTER: RK
FINAL CHECK: EF

DATE: APRIL 12, 2017
JOB#: 4-52919-17