

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW
M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT
= NOT TO SCALE

F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS. = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
U.T.S. = UNABLE TO SET

= CONTROL MONUMENT
= PROPERTY CORNER
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL

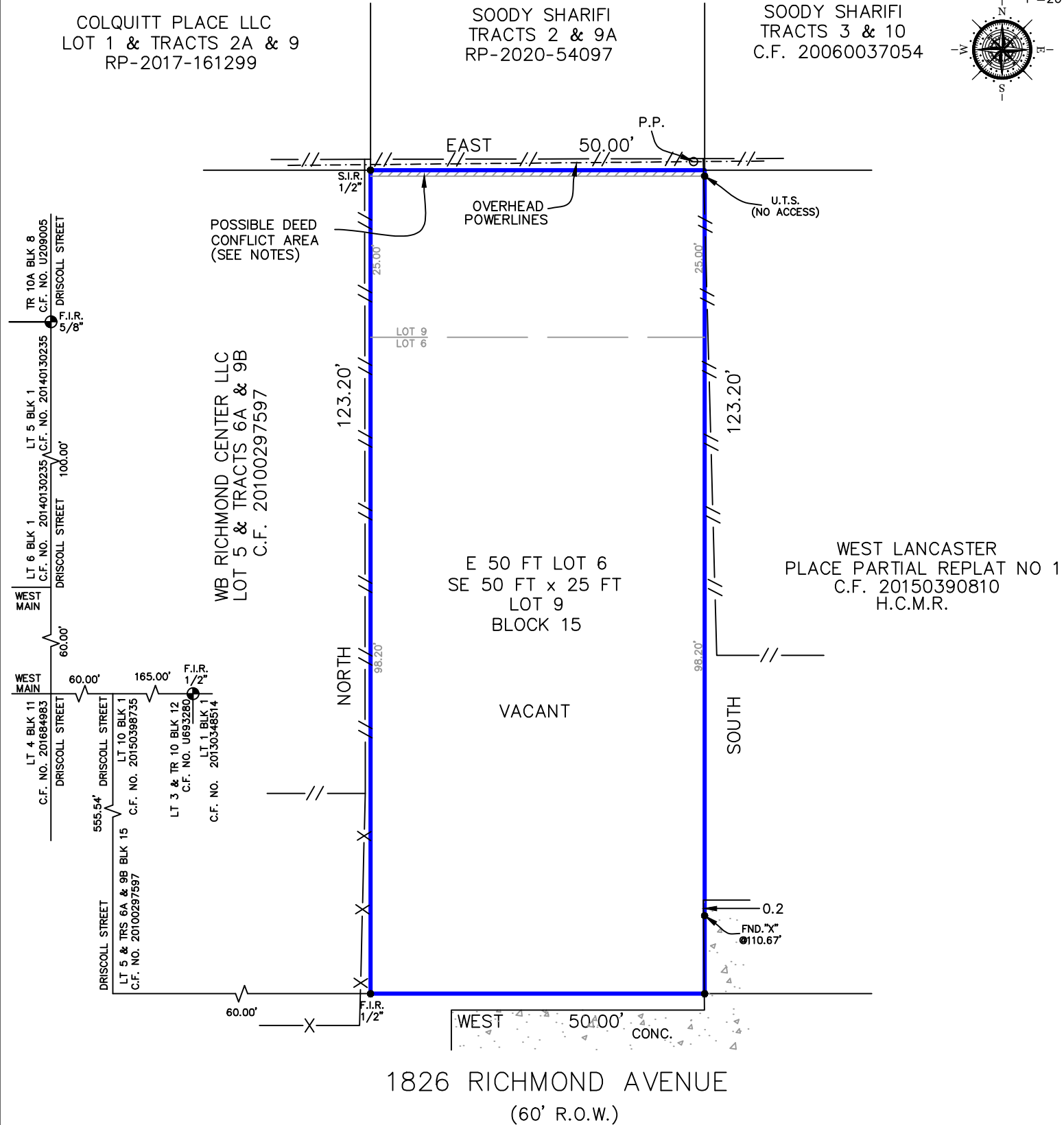
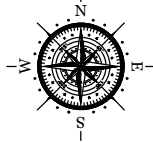
= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

COLQUITT PLACE LLC
LOT 1 & TRACTS 2A & 9
RP-2017-161299

SOODY SHARIFI
TRACTS 2 & 9A
RP-2020-54097

SOODY SHARIFI
TRACTS 3 & 10
C.F. 20060037054

SCALE
1"=20'



1826 RICHMOND AVENUE
(60' R.O.W.)

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: NO BEARINGS SHOWN ON RECORDED PLAT. ASSUMED CARDINAL DIRECTIONS
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- POSSIBLE CONFLICT AREA AS SHOWN ABOVE RELATES TO THE TITLE MAKING REFERENCE IN THE LEGAL DESCRIPTION TO "THE ADJOINING 50 FEET BY 25 FEET OF LOT 9" THE REAR ADJOINER ALSO CALLS TO HAVE 25 FEET BY 50 FEET OF LOT 9 TOTALING 50 FEET IN A NORTH/SOUTH DIRECTION. THE ORIGINAL PLAT CALLS THE LOT TO BE 49.11 FEET WIDE IN A NORTH/SOUTH DIRECTION. IF THE ORIGINAL INTENT WAS TO DIVIDE THE EAST 50 FEET OF LOT 9, IN BLOCK 15 EQUALLY, ACCORDING TO THE CALLED DISTANCE ON THE PLAT, THE DEPTH WOULD BE 24.55 IN A NORTH/SOUTH DIRECTION. SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT BE PURSUED BY ADJOINING LANDOWNERS TO AGREE ON A COMMON BOUNDARY LINE TO ALLEVIATE ANY FUTURE POSSIBLE DISPUTES OR CLAIMS AS TO THE LOCATION OF THE COMMON LINE.

LEGAL DESCRIPTION

THE EAST FIFTY FEET (E. 50') OF LOT SIX (6), AND THE ADJOINING SOUTHEAST FIFTY FEET BY TWENTY-FIVE FEET (E. 50' X 25') OF LOT NINE (9), IN BLOCK FIFTEEN (15), OF MONTLEW PLACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 385, PAGE 139, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

CEDILLOS LAW FIRM, PLLC

ADDRESS
1826 RICHMOND AVENUE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2006123

DATE 6-9-2020

GF# 20-001101KE

PRO-SURV

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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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