

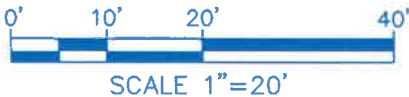


TITLE COMPANY:

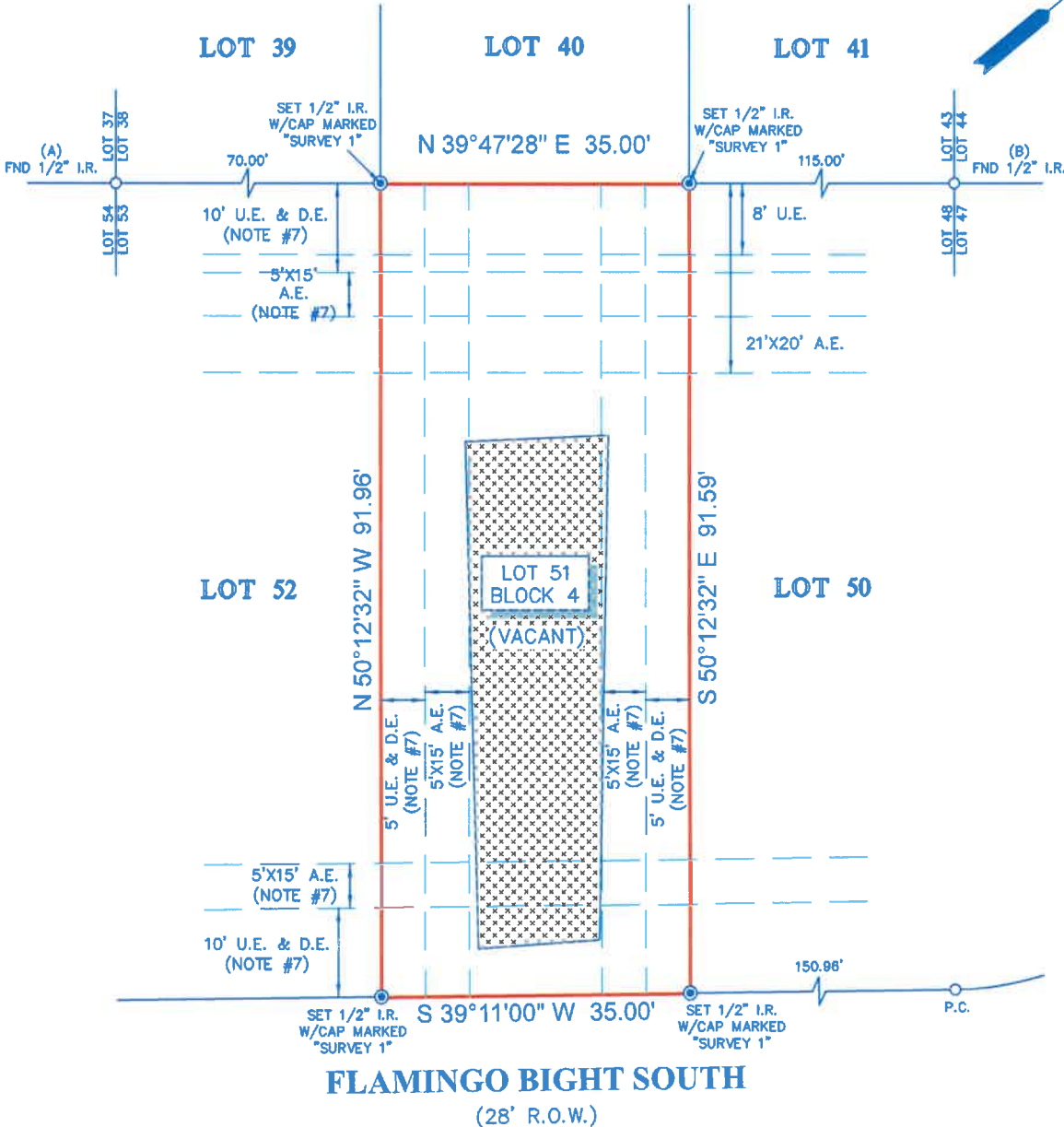
**Capital Title**
A Shaddock Company

G.F. # 24-809111-EH

ISSUE DATE: JULY 3, 2024



SCALE 1"=20'



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 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 JULY 3, 2024, UNDER G.F. NO. 24-809111-EH.
- UTILITY AND DRAINAGE EASEMENTS, AS RECORDED IN CLERK'S FILE NOS. L888778 AND M058113, R.P.R.H.C.
- EASEMENT CREATED IN INSTRUMENT EXECUTED BY SARAH W. HOSKINS, A WIDOW, ET AL, TO THE COUNTY OF HARRIS, AS RECORDED IN VOLUME 883, PAGE 472, D.R.H.C.
- A PIPELINE RIGHT-OF-WAY AND EASEMENT GRANTED TO HUMBLE PIPE LINE COMPANY, AS RECRDED IN VOLUME 1089, PAGE 414, D.R.H.C. AND LATER AMENDED AND DEFINED BY EXXON PIPELINE COMPANY, A DELAWARE CORPORATION, AS RECORDED IN CLERK'S FILE NO. K696679, R.P.R.H.C.
- A PIPELINE RIGHT OF WAY AND EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY, AS RECORDED IN VOLUME 2074, PAGE 12, D.R.H.C.
- NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT APPURTENANT GRANTED TO EMMESBAY OAKS I LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN CLERK'S FILE NO. U514914, R.P.R.H.C. (DOES NOT APPLY TO THIS PROPERTY)
- EASEMENT CREATED IN INSTRUMENT EXECUTED BY BAY OAKS HARBOR PROPERTY OWNERS ASSOCIATION, INC. TO THE CITY OF BAYTOWN, AS RECORDED IN CLERK'S FILE NO. 20080092511, R.P.R.H.C. (ANY AND ALL AREAS RESERVED OR DEDICATED AS PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT OR STREET WITHIN BAY OAKS HARBOR (AMENDED), SECTIONS 2-10)
- EASEMENT CREATED IN INSTRUMENT EXECUTED BY BAY OAKS HARBOR PROPERTY OWNERS ASSOCIATION, INC. TO THE CITY OF BAYTOWN, AS RECORDED IN CLERK'S FILE NO. 20080155280, R.P.R.H.C. (ANY AND ALL AREAS RESERVED OR DEDICATED AS A PUBLIC STREET WITHIN BAY OAKS HARBOR (AMENDED), SECTIONS 2-10)

LEGEND

	GRAVEL	U.E. = UTILITY EASEMENT
		A.E. = AERIAL EASEMENT
		D.E. = DRAINAGE EASEMENT

LEGAL DESCRIPTION: LOT 51, BLOCK 4, OF THE AMENDED PLAT OF BAY OAKS HARBOR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 340, PAGE 135, MAP RECORDS OF HARRIS COUNTY, TEXAS.



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 JULY 15, 2024 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
RPLS # 4148

CLIENT: ARACELI GARCIA AGUILAR

ADDRESS: 142 FLAMINGO BIGHT SOUTH

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: LG

TECH: SF

DRAFTER: LG3

FINAL CHECK: EF

DATE: JULY 17, 2024

JOB#: 7-657-24