

LOT 69

1 INCH = 40 FEET

TRACT 75B
C.C.F. NO. V160088
HARRIS COUNTY

TRACT 75A

0.7734-ACRE
(33,690 SQ.FT.)

CALLED 9.602-ACRE TRACT
C.C.F. NO. U723912
HARRIS COUNTY

LOT 71

LOT 72

POC
FND PTP

S70°01'27"E 266.08'

POB
SET 5/8" IR
W/ CAP-DART
FND PTP BRS:
S42°39'W-0.63'

TPED

ADDRESS: 22040 ROBINS ROAD
(60' R.O.W.)
ROBINS ROAD

CULVERT

N47°09'00"W

FND PTP

80.61'

42.08'

FND 1/2" IR

C1

FND PTP BRS:
N60°07'W-0.44'

TPED

38.2'

2.30.3

15.1'

28.2'

35.6'

COV'D

5.3'

2.7.35.9

2.0.6'

20.6'

28.2'

34.9'

CONC

CONC

POOL

5.3'

2.0.6'

20.6'

28.2'

34.9'

CONC

LOT 76

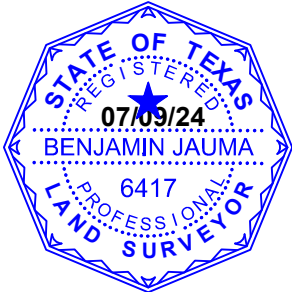
LOT 77

LEGEND

POC = POINT OF COMMENCING
POB = POINT OF BEGINNING
RCP = REINFORCED CONCRETE PIPE
COV'D = COVERED
SW = SIDEWALK
PP = POWERPOLE
CONC = CONCRETE
HB = HIGHBANK
AE = AERIAL EASEMENT
BOC = BACK OF CURB
EOA = EDGE OF ASPHALT
FH = FIRE HYDRANT
WV = WATER VALVE
WM = WATER METER
PTP = PINCHED TOP PIPE
UE = UTILITY EASEMENT
BL = BUILDING LINE
CL = CENTER LINE
JP = IRON PIPE
IR = IRON ROD
FND = FOUND
M = MANHOLE
STM = STORM
SAN = SANITARY
SAN = SANITARY
○ = CHAIN LINK FENCE
-#- = WOOD FENCE
-x- = IRON FENCE
-x- = BARBWIRE FENCE
CLFP = CHAIN LINK FENCE POST
WFP = WOOD FENCE POST
IFP = IRON FENCE POST
BFP = BARBWIRE FENCE POST
EOP = EDGE OF PAVEMENT
- = CONCRETE/ASPHALT/BRICK/TILE
- = BOUNDARY LINE
- = ADJOINING PROPERTY LINE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.66'	319.71'	6°34'12"	N43°51'54"W	36.64'



I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Benjamin Jauma

BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417

GENERAL NOTES:

- SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS RECORDED UNDER VOLUME 57, PAGE 48 AND REPLAT OF LOTS 35 AND RESERVE "C", IN BLOCK 2, LOTS 71 THRU 79 IN BLOCK 5, AND LOTS 81 THRU 84, AND RESERVE "D", IN BLOCK 6 UNDER VOLUME 69, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 3556, PAGE 378 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- BUILDING LINES SHOWN AS RECORDED UNDER VOLUME 3556, PAGE 378 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- SUBJECT TO UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO THE SUPERIOR OIL CO AS SET FORTH IN INSTRUMENT RECORDED UNDER VOLUME 1606, PAGE 460, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
- THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
- THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
- ALL BEARINGS ARE BASED ON RECORDED PLAT.
- FENCES OVERLAP PROPERTY LINES AS SHOWN.

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PROPERTY DESCRIPTION

BEING 0.7734-ACRE (33,690 SQUARE FEET) TRACT OF LAND SITUATED IN THE SOLOMON BROWN SURVEY, ABSTRACT NO. 7, IN HARRIS COUNTY, TEXAS, BEING ALL OF LOT 76, AND A PORTION OF LOT 75, HOLLY SPRINGS, SECTION 1, A SUBDIVISION RECORDED UNDER VOLUME 69, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (M.R.H.C.T.) SAID 0.7734-ACRE TRACT OF LAND BEING PREVIOUSLY RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.) NO. 20150458283, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 0.7734-ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

PROJECT INFORMATION

ADDRESS: 22040 ROBINS ROAD, HOCKLEY, TEXAS, 77447

OWNER/PURCHASER: -

LENDER: -

TITLE COMPANY: OLD REPUBLIC

GF#: 24003105

DRAFTER: 07-09-24/TR

CREW: 07-03-24/AP

CHECKER: 07-09-24/BJ

KEY MAP NO.: 286J

SURVEY OF:

SURVEYORS NOTES

-SURVEY HAS NOT ABSTRACTED SUBJECT PROPERTY.
-SURVEY IS BASED ON TITLE COMMITMENT LISTED.
-ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
-THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
-THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED.

FLOOD NOTE

* THIS TRACT OR LOT -IS NOT- IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480287, MAP No. 48201C, PANEL No. 0185L, DATED 06-18-07. THIS TRACT OR LOT -IS NOT- IN THE 500 YEAR FLOOD PLAIN.
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2024-07-005