



TITLE COMPANY:
**WFG National Title Company**
a Williston Financial Group company

G.F. # 25-142583
ISSUE DATE: APRIL 25, 2025

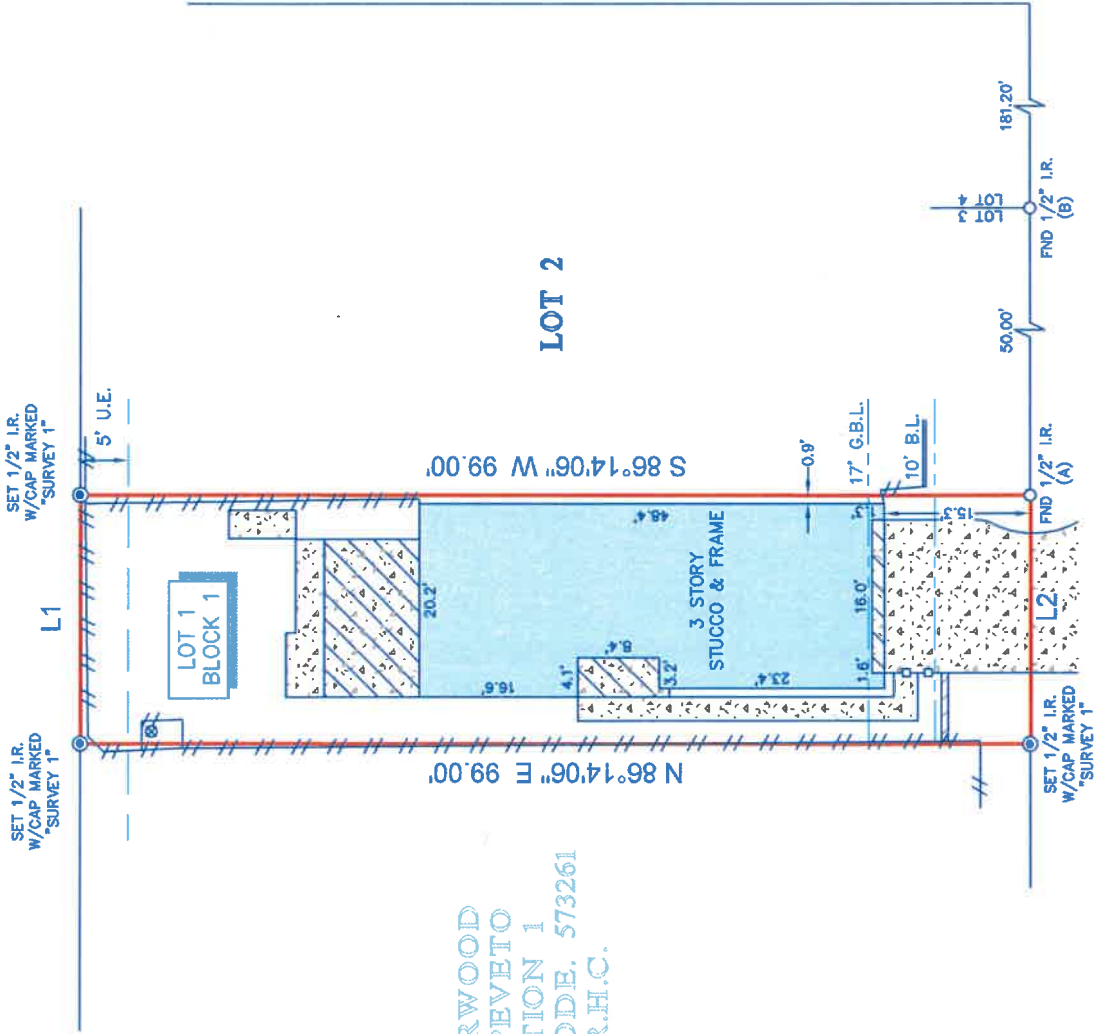


LINE	BEARING	DISTANCE
L1	S 03°48'54" E	26.00'
L2	N 03°48'54" W	26.00'

LAND TITLE SURVEY



JOE ANNIE ADDITION
VOL. 855, PG. 532
M.R.H.C.



RIVERWOOD
ON PEVETO
SECTION 1
FILM CODE. 573261
M.R.H.C.

WEST CLAY AVENUE
(VARIABLE WIDTH' R.O.W.)

PEVETO STREET

(50' R.O.W.)
VOL. 855, PG. 532

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.
- COMMON AREA AGREEMENT RECORDED UNDER C.F. NO. 20120142712 O.P.R.H.C.

LEGEND

B.L.	BUILDING LINE	STUCCO WALL
U.E.	UTILITY EASEMENT	SERVICE POLE
G.B.L.	GARAGE BUILDING LINE	
CONCRETE	FENCE	WOOD
COVERED AREA		METAL

LEGAL DESCRIPTION: LOT 1, IN BLOCK 1, OF BERCON'S PEVETO STREET ENCLAVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NUMBER 642120 OF THE 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 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 16, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CERTAIN III SURVEY; AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.


RICHARD FUSSELL
P.L.S. 4148

CLIENT: AMANPREET BIRGISSON & GUNNAR BIRGISSON

ADDRESS: 1201 PEVETO STREET

www.survey1inc.com survey1@survey1inc.com	FIELD CREW: JO	TECH: WS
 Survey 1, Inc. Your Land Survey Company	DRAFTER: MC(V)	FINAL CHECK: EF
	DATE: MAY 20, 2025	JOB# 5-150888-25