

TITLE COMPANY:



281-358-2146

G.F. #: 14003508

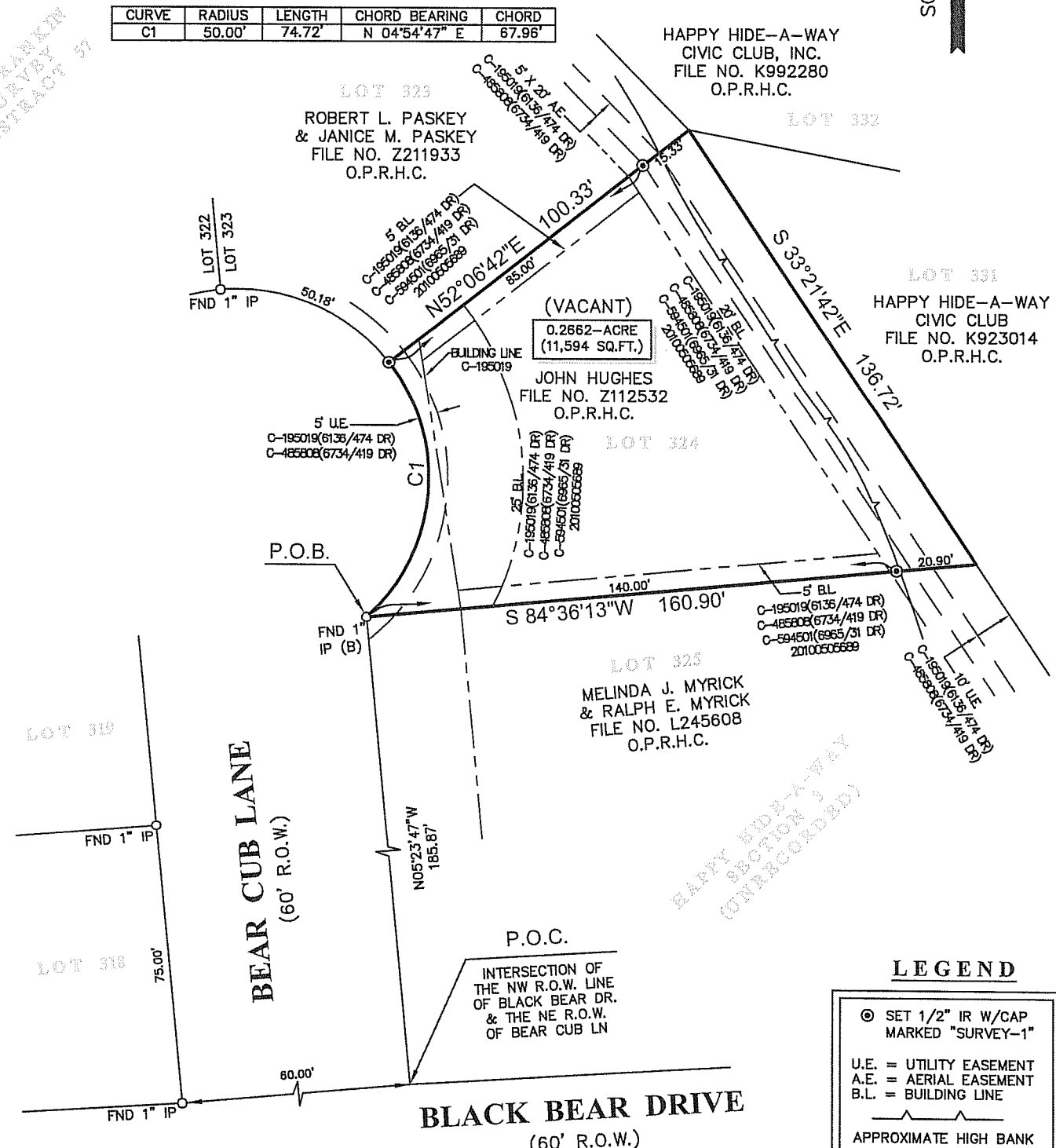
ISSUE DATE: 7-2-2014

SCALE 1"=40'



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	74.72'	N 04°54'47" E	67.96'

F. H. RANKIN SURVEY ABSTRACT 57

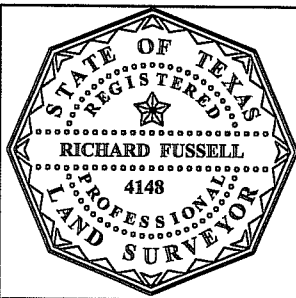


NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS DEED CONVEYED UNTO JOHN HUGHES AS RECORDED IN FILE NO. Z112532 OF THE OFFICIAL RECORDS OF HARRIS COUNTY TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE COMPANY LISTED ABOVE.
- THIS SURVEY PLAT IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY SURVEY 1, INC. DATED JULY 3, 2014.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 7-2-2014, UNDER G.F. NO. 14003508.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- AN UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT TO SHELL PIPE LINE CO. AS RECORDED IN VOL. 876, 706, D.R.(DOES NOT VISIBLY AFFECT THIS PROPERTY)
- AN UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT TO SUN OIL COMPANY AS RECORDED IN VOL. 2758, PG. 734, D.R.(DOES NOT VISIBLY AFFECT THIS PROPERTY)
- AN UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT TO SINCLAIR TEXAS PIPE LINE CO. AS RECORDED IN VOL. 883, PG. 197, D.R.(DOES NOT VISIBLY AFFECT THIS PROPERTY)
- AN UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT TO PAN AMERICAN PIPE LINE CO. AS RECORDED IN VOL. 1190, PG. 604, D.R.(DOES NOT VISIBLY AFFECT THIS PROPERTY)
- 40' PIPELINE R.O.W. EASEMENT TO SHELL PIPE LINE CO. AS RECORDED IN C.F. NO. C-485808 (6734/419DR). (DOES NOT AFFECT THIS PROPERTY)
- THIS SURVEY IS CERTIFIED TO THE TITLE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- DEDICATION OF EASEMENTS FOR STREETS RECORDED UNDER C-485808(6734/419 DR)

PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 0.2662 ACRE (11,594 SQUARE FEET) SITUATED IN THE F. H. RANKIN SURVEY, ABSTRACT 57, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: SCOTT E. DAILEY
 ADDRESS: 21414 BEAR CUB LANE
 FLOOD ZONE: "X", "X"(SHADED) & "AE" FLOOD MAP#: 48201C 0530L
 FLOOD MAP DATE: 6-18-2007 FLOOD MAP COUNTY: HARRIS



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 JULY 3, 2014 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
 RPL# 4148

www.survey1inc.com
 survey1@survey1inc.com
 Firm Registration No. 100758-00
 P.O. Box 2543 • Alvin, TX 77512
 (281)393-1382 • Fax(281)393-1383

FIELD CREW: KR JOB# 7-28625-14
 DRAFTER: RG DATE 7-3-2014

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.2662 ACRE (11,594 SQUARE FEET) SITUATED
IN THE F. H. RANKIN SURVEY, ABSTRACT 57
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.2662 acre (11,594 square feet) situated in The F. H. Rankin Survey, Abstract 57, Harris County, Texas, being all of a tract of land conveyed unto John Hughes, by deed recorded under County Clerk's File No. Z112532 of the Official Public Records of Harris County, Texas, being known as Lot 324, of Happy Hide-A-Way, Section 3, an unrecorded subdivision. Said 0.2662-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northwest right-of-way line of Black Bear Drive (60.00 feet wide) and the northeast right-of-way line of Bear Cub Lane (60.00 feet wide);

THENCE North $05^{\circ}23'47''$ West, along said right-of-way line of Bear Cub Lane, a distance of 185.87 feet to a 1-inch iron pipe found at a point of curvature in said right-of-way line for the southwest corner and POINT OF BEGINNING of said tract herein described and the beginning of a curve to the left;

THENCE along said right-of-way line of Bear Cub Lane, along a curve to the left, having a Radius of 50.00 feet, an arc length of 74.72 feet, a chord bearing of North $04^{\circ}54'47''$ East, and a chord distance of 67.96 feet to a set 1/2-inch iron rod with cap marked Survey-1 for the northwest corner of said tract herein described;

THENCE North $52^{\circ}06'42''$ East, passing at 85.00 feet, a set 1/2-inch iron rod with cap marked Survey-1, and continuing for a total distance of 100.33 feet to a point for the northeast corner of said tract herein described;

THENCE South $33^{\circ}21'42''$ East, a distance of 136.72 feet to a point for the southeast corner of said tract herein described;

THENCE South $84^{\circ}36'13''$ West, passing at 20.90 feet a set 1/2-inch iron rod with cap marked Survey-1, and continuing for a total distance of 160.90 feet to the POINT OF BEGINNING and containing 0.2662 acre (11,594 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 3, 2014, job number 7-28625-14.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

