



TITLE COMPANY:



**Capital Title**  
A Sheddock Company



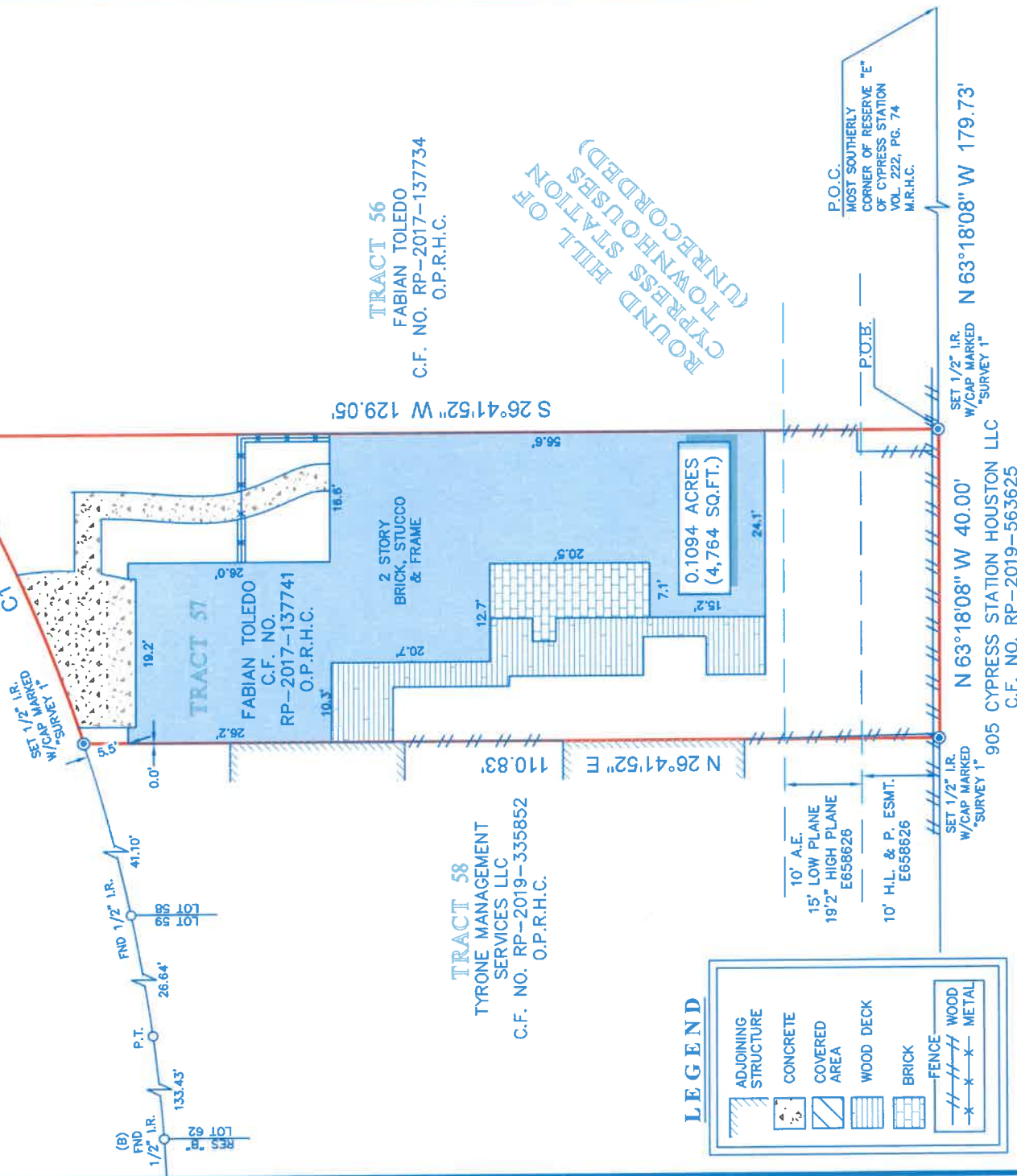
G.F. # 20-492223-SP  
ISSUE DATE: MAY 26, 2020  
281-715-3440

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	210.00'	44.03'	S 87°47'27"	E	43.95'

D. HARMON  
SURVEY 315  
ABSTRACT 315



SANDY RUNN  
(60' R.O.W.)



TRACT 56  
FABIAN TOLEDO  
C.F. NO. RP-2017-137734  
O.P.R.H.C.

TRACT 58  
TYRONE MANAGEMENT  
SERVICES LLC  
C.F. NO. RP-2019-335852  
O.P.R.H.C.

ROUND HILL OF  
CYPRESS STATION  
(UNRECORDED)

P.O.C.  
MOST SOUTHERLY  
CORNER OF RESERVE "E"  
OF CYPRESS STATION  
VOL. 222, PG. 74  
M.R.H.C.

**LEGEND**

	ADJOINING STRUCTURE
	CONCRETE
	COVERED AREA
	WOOD DECK
	BRICK
	FENCE
	WOOD
	METAL

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED INTO FABIAN TOLEDO, RECORDED IN COUNTY CLERK'S FILE NO. RP-2017-137741 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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 MAY 26, 2020, UNDER G.F. NO. 20-492223-SP.
- EASEMENT AFFECTING COMMON AREAS FOR PUBLIC UTILITIES, DRAINAGE, ETC. AS RECORDED IN VOL. 222, PG. 74 AND RECORDED UNDER CLERK'S FILE NO. E075027 & H686310.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH H.L.&P. AS RECORDED UNDER CLERK'S FILE NO. E143761 AND H516777.
- AGREEMENT FOR MINOR ENCROACHMENTS AS RECORDED UNDER CLERK'S FILE NO. E075027 AND H686310.
- BLANKET EASEMENT FOR INGRESS AND EGRESS, INSTALLATION, REPLACING AND MAINTAINING ALL UTILITIES AS RECORDED UNDER CLERK'S FILE NO. E075027 AND H686310.
- TERM, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PARTY WALL AGREEMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E075027.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1094 ACRES (4,764 SQUARE FEET) SITUATED IN THE D. HARMON SURVEY, ABSTRACT 315, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



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 27, 2020 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  
RPLS# 4148

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Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alyn, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
SD	EF
DRAFTER:	FINAL CHECK:
AR	EF
DATE:	JOB#
7-30-2020	7-86426-20