



TITLE COMPANY:

281-328-3239

G.F. #: 2566412-H044

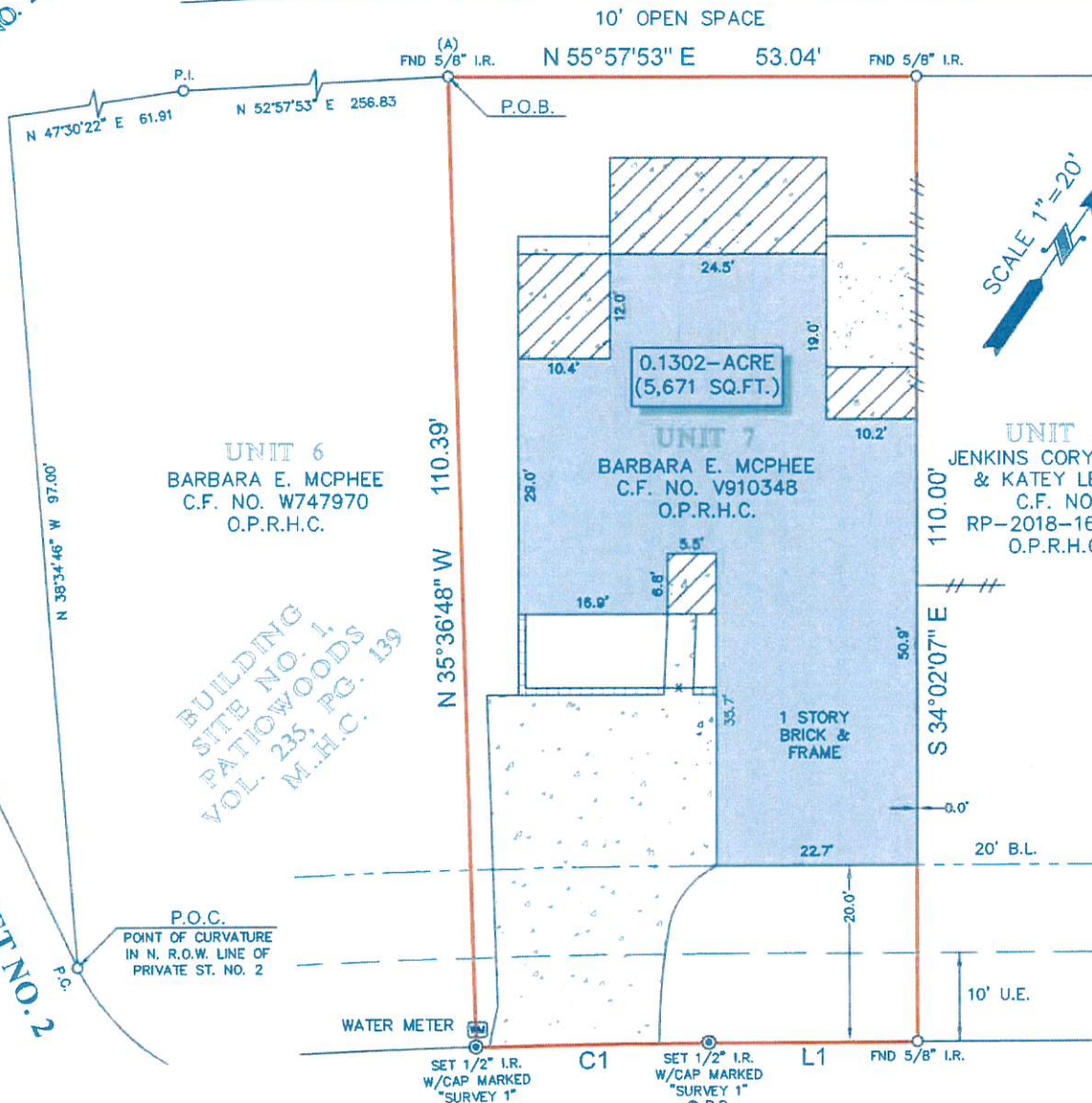
ISSUE DATE: OCTOBER 30, 2020



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1014.00'	26.40'	S55°13'08" W	26.40'

LINE	BEARING	DISTANCE
L1	S55°57'53" W	23.61'

HUMPHREY JACKSON
SURVEY
ABSTRACT NO. 37



PRIVATE STREET NO. 2
(28' R.O.W.)

BUILDING SITE NO. 1
PATIWOODS
VOL. 235, PG. 139
M.H.C.

PRIVATE STREET NO. 3
(28' R.O.W.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BARBARA E. MCPHEE, RECORDED IN COUNTY CLERK'S FILE NO. V910348 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 OCTOBER 30, 2020, UNDER G.F. NO. 2566412-H044.
- EASEMENT, AS RECORDED IN CLERK'S FILE NO. EB51380, O.P.R.H.C.
- BROADBAND CABLE COMMUNICATIONS EASEMENT, AS RECORDED IN CLERK'S FILE NO. H152077 AND AS AFFECTED BY ASSIGNMENT OF EASEMENT RECORDED IN CLERK'S FILE NO. H458618, O.P.R.H.C.
- BROADBAND CABLE COMMUNICATIONS EASEMENT, AS RECORDED IN CLERK'S FILE NO. H129125, O.P.R.H.C.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE, AS RECORDED IN CLERK'S FILE NO. E747679, O.P.R.H.C.

LEGEND

	CONCRETE		WOOD FENCE
	COVERED AREA		METAL FENCE
	BRICK WALL		B.L. = BUILDING LINE
	WATER METER		U.E. = UTILITY EASEMENT

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1302 ACRE (5,671 SQUARE FEET) SITUATED IN THE HUMPHREY JACKSON SURVEY, ABSTRACT NO. 37, HARRIS COUNTY, TEXAS, BEING A PORTION OF BUILDING SITE NO. 1, OF PATIWOODS, A SUBDIVISION OF RECORD IN VOLUME 35, AT PAGE 139 OF THE MAP RECORDS OF 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 NOVEMBER 11, 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 PRODUCTIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT: ANDRADA CONSULTING, INC

ADDRESS: 1746 CLOISTER DRIVE #33

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 10075B-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: RF	TECH: SF
DRAFTER: LG3	FINAL CHECK: EF
DATE: 11-16-20	
JOB#: 11-90594-20	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1302 ACRES (5,671 SQUARE FEET) SITUATED
IN THE HUMPHREY JACKSON SURVEY, ABSTRACT No. 37
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1302 acres (5,671 square feet), situated in the Humphrey Jackson Survey, Abstract No. 37, Harris County, Texas, being a portion of Building Site No. 1, of Patiowoods, a subdivision of record in Volume 35, at Page 139 of the Map Records of Harris County, Texas, being all of a tract conveyed unto Barbara E. McPhee by deed recorded under Clerk's File No. V910348, of the Official Public Records of Harris County, Texas. Said 0.1302-acre tract being more particularly described by metes and bounds as follows:

COMENCING at a point of curvature in the north right-of-way line of Private Street No. 2 (28 feet wide) as shown on the official map of said Patiowoods;

THENCE North 38°34'46" West, along the south west line of said Building Site No. 1, a distance of 97.00 feet to the northwest corner of said Building Site No. 1;

THENCE North 47°30'22" East, along the northwest line of said Building Site No. 1, a distance of 61.91 feet to a point of inflection;

THENCE North 52°57'53" East, along the northwest line of said Building Site No. 1, a distance of 256.83 feet to a found 5/8-inch iron rod for the west corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 55°57'53" East, a distance of 53.04 feet to a found 5/8-inch iron rod for the north corner of the said tract herein described;

THENCE South 34°02'07" East, a distance of 110.00 feet to a found 5/8-inch iron rod in the northwest right-of-way line of Private Street No. 3 (28 feet wide) as shown on the official map of said Patiowoods, for the east corner of the said tract herein described;

THENCE South 55°57'53" West, along said right-of-way line, a distance of 23.61 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for a point of curvature;

THENCE along a curve to the left, having a radius of 1014.00 feet, an arc length of 26.40 feet, a chord bearing of South 55°13'08" West, and a chord length of 26.40 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the south most corner of the said tract herein described;

THENCE North 35°36'48" West, a distance of 110.39 feet to the POINT OF BEGINNING and containing 0.1302 acres (5,671 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 November 16, 2020, job number 11-90594-20.

