



TITLE COMPANY:

G.F. #: 2198218KT ISSUE DATE: JUNE 7, 2021

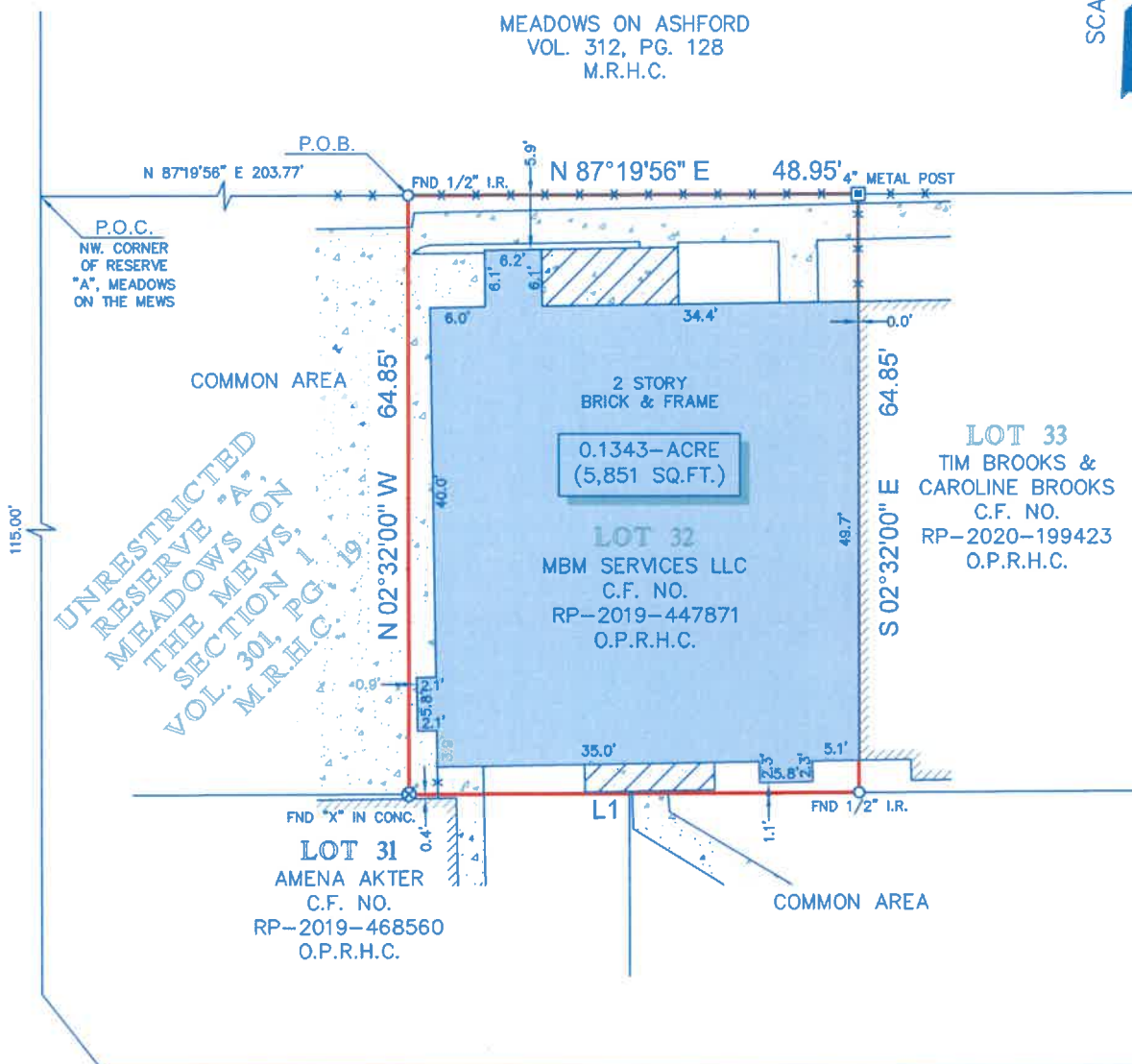


WILLIAM HARDIN SURVEY ABSTRACT 24

LINE	BEARING	DISTANCE
L1	S 87°19'27" W	48.95'



ASHFORD PARK DRIVE (80' R.O.W.)



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MBM SERVICES LLC, RECORDED IN COUNTY CLERK'S FILE NO. RP-2019-447871 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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 JUNE 7, 2021, UNDER G.F. NO. 2198218KT.
- AGREEMENT WITH HOUSTON LIGHTING AND POWER COMPANY FOR UNDERGROUND ELECTRIC SERVICE, AS RECORDED IN CLERK'S FILE NO. H019196.
- RIGHT OF ENTRY AGREEMENT AND EASEMENT WITH GULF COAST TELEVISION, AS RECORDED IN CLERK'S FILE NO. H639209.
- BLANKET EASEMENT FOR INGRESS AND EGRESS, INSTALLATION, MAINTENANCE, REPAIRS AND REMOVAL OF PUBLIC UTILITIES, AS RECORDED IN CLERK'S FILE NOS. H179037, H182313, H340502.
- EASEMENT FOR MINOR ENCROACHMENTS, AS RECORDED IN CLERK'S FILE NOS. H179037, H182313, H340502.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		METAL
	ADJOINING RESIDENCE		

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1343 ACRE (5,851 SQUARE FEET) SITUATED IN THE WILLIAM HARDIN SURVEY, ABSTRACT 24, HARRIS COUNTY, TEXAS, KNOWN AS LOT 32, OUT OF RESERVE "A", IN MEADOWS ON THE MEWS, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 301, PAGE 19 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S 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 JUNE 23, 2021 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
 RICHARD FUSSELL
 R.L.S. 4148

CLIENT: CAROLYN COOPER

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Survey 1, Inc.
 Your Land Survey Company

Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: WT	TECH: SF
DRAFTER: LG3	FINAL CHECK: EF
DATE: 6-30-21	
JOB#: 6-98594-21	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1343 ACRES (5,851 SQUARE FEET) SITUATED
IN THE WILLIAM HARDIN SURVEY, ABSTRACT 24
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1343 acres (5,851 square feet), situated in the William Hardin Survey, Abstract 24, Harris County, Texas, known as Lot 32, out of Reserve "A", in Meadows of the Mews, Section 1, according to the map or plat thereof recorded in Volume 301, Page 19 of the Map Records of Harris County, Texas, being all of a tract conveyed unto MBM Services LLC by deed recorded under Clerk's File No. RP-2019-447871, of the Official Public Records of Harris County, Texas. Said 0.1343-acre tract being more particularly described by metes and bounds as follows:

COMENCING at the northwest corner of said Reserve "A", Meadows on the Mews, Section 1, and being in the east right-of-way line of Ashford Park Drive (80 feet wide);

THENCE North $87^{\circ}19'56''$ East, with the north line of said Reserve "A", a distance of 203.77 feet to a found 1/2-inch iron rod for the northwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE continuing North $87^{\circ}19'5''$ East, with the north line of said Reserve "A", a distance of 48.95 feet to a 4-inch wood post for the northeast corner of the said tract herein described;

THENCE South $02^{\circ}32'00''$ East, a distance of 64.85 feet to a 1/2-inch iron rod for the southeast corner of the said tract herein described;

THENCE South $87^{\circ}19'56''$ West, a distance of 48.95 feet to a 1/2-inch iron rod for the southwest corner of the said tract herein described;

THENCE North $02^{\circ}32'00''$ West, a distance of 64.85 feet to the POINT OF BEGINNING and containing 0.1343 acres (5,851 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 June 30, 2021, job number 6-98594-21.

