

**LEGEND** - ITEMS THAT MAY APPEAR IN DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 S.W.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 --- = NOT TO SCALE

F.I.R. = FOUNDED IRON ROD  
 F.P. = FOUNDED IRON PIPE  
 S.I.R. = SET IRON ROD  
 W.P. = WOODEN POST  
 M.P. = METAL POST  
 C.F. = CLIENT'S FILE NUMBER  
 P.O.S. = POINT OF BEGINNING  
 P.O.B. = POINT OF BEGINNING  
 S.L. = BUILDING LINE  
 F.N. = FOUND  
 B.S. = BEARS

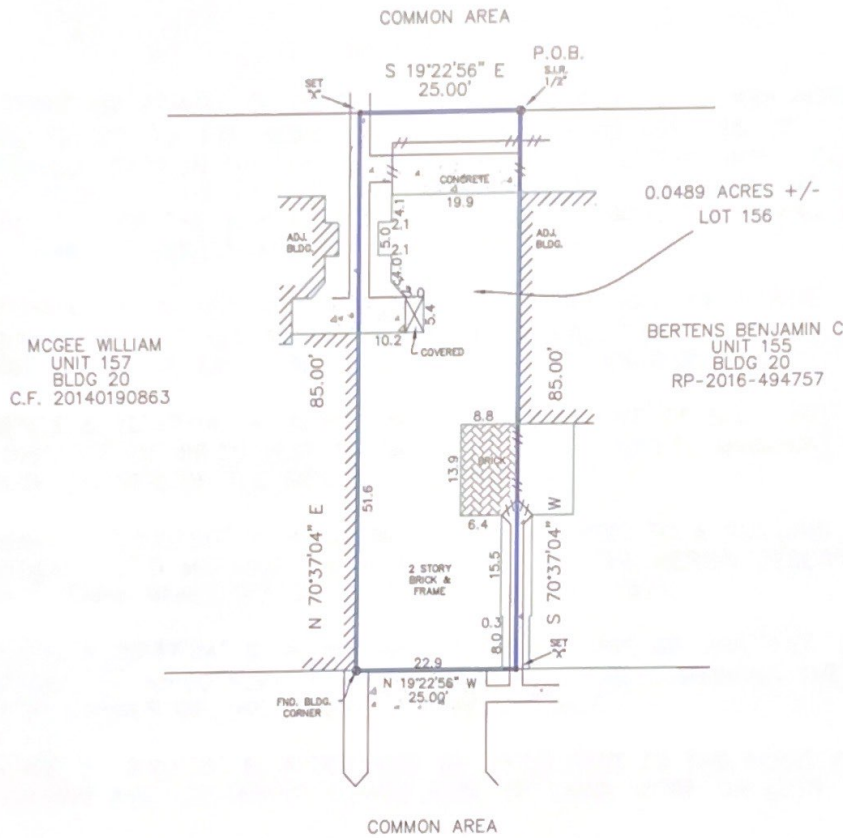
P.A.E. = PERMANENT ACCESS EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 W.T.S. = WATER & SEWER EASEMENT  
 E.E. = ELECTRIC EASEMENT  
 P.C. = POINT OF CLAMP PLUG  
 P.T. = POINT OF TANGENCY  
 P.S.C. = POINT OF SEVERE CURVATURE  
 P.C.S. = POINT OF COMPENSATED CURVATURE  
 P.P. = POWER POLE  
 U.T.S. = UNABLE TO SET

--- = CENTER WORKMENT  
 --- = MOVEMENT  
 --- = PROPERTY LINE  
 --- = EASEMENT LINE  
 --- = BUILDING SETBACK LINE  
 --- = BUILDING WALL

--- = WOODEN FENCE  
 --- = CHAIN LINK FENCE  
 --- = METAL FENCE  
 --- = WIRE FENCE  
 --- = MESH FENCE

SCALE  
 1" = 20'

# 1347 CHARDONNAY DRIVE



Reviewed & Accepted by \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**

- BEARING BASIS PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- GRANT OF ESMT COMCAST HOUSTON, LLC C.F. 20140287981
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE C.F. D860002 & E398884
- ESMT FOR MINOR ENCRoACHMENTS CREATED BY CONSTRUCTION SETTLING AND OVERHANG OF IMPROVEMENTS C.F. E383191, E813643, E901800, E398282, F180295, F382844, F875639
- BLANKET ESMT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF PUBLIC UTILITIES. E363191, E813843, E901800, E958282, F180295, F382844, F875639
- RULES AND REGULATIONS GOVERNING PARTY WALLS, C.F. #E363191
- PAGE 1 OF 2

**LEGAL DESCRIPTION**  
 A TRACT OR PARCEL OF LAND CONTAINING AN AREA OF 0.0489 ACRES OF LAND (2,125 SQ. FT), BEING COMMONLY KNOWN AS LOT 156, OF E'PERNAY, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 211, PAGE 145, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS ATTACHED.

MAHAGONY CULLINS ADDRESS 1347 CHARDONNAY DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCRoACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1906414  
 DATE 6-26-19  
 GF# 19004318

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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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FIELD NOTES  
OF A SURVEY OF

A TRACT OR PARCEL OF LAND CONTAINING AN AREA OF 0.0489 ACRES OF LAND (2,125 SQ. FT), BEING COMMONLY KNOWN AS LOT 156, OF E'PERNAY, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 211, PAGE 145, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF UNIT 156 AS RECORDED UNDER H.C.C.F.# RP-2016-494757, SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 70°37'04" W, ALONG THE NORTHWEST LINE OF SAID UNIT 156, A DISTANCE OF 85.00 FEET TO AN "X" SET IN CONCRETE MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 19°22'56" W, A DISTANCE OF 25.00 FEET TO A BUILDING CORNER FOUND MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH CORNER OF UNIT 157;

THENCE N 70°37'04" E, ALONG THE SOUTHEAST LINE OF UNIT 157, A DISTANCE OF 85.00 FEET TO AN "x" SET IN CONCRETE MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19°22'56" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0489 ACRE OF LAND, MORE OR LESS.

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