

TITLE COMPANY:

# Texas American TITLE COMPANY

281-812-9444

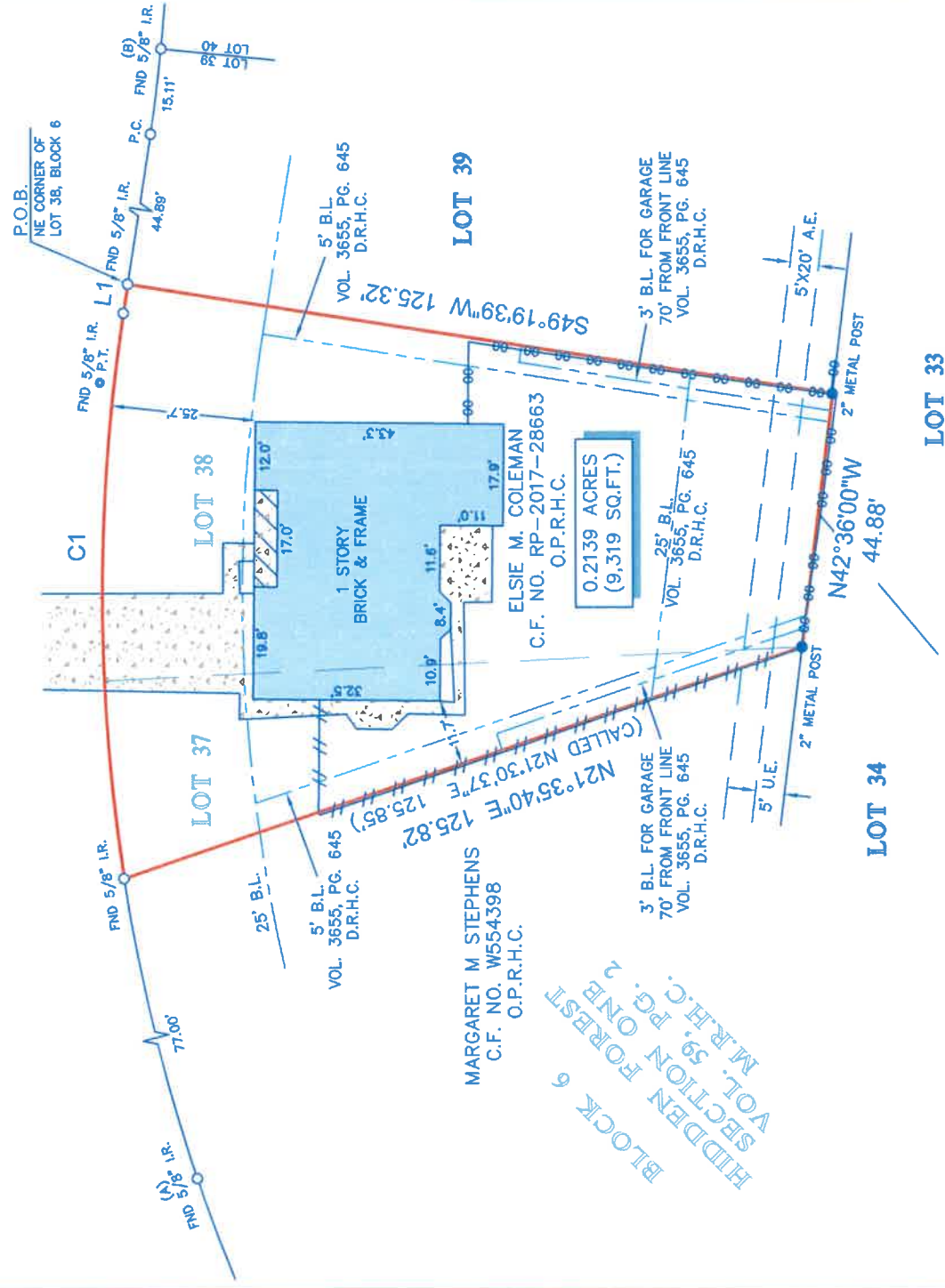
G.F. # 2999923-00367  
ISSUE DATE: 05-05-23



S. C. HIROMS  
SURVEY  
ABSTRACT 38

SCALE 1" = 30'

## FAWN DRIVE (60' R.O.W.)



**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B), WERE HELD FOR HORIZONTAL CONTROL.
- 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 05-05-23, UNDER G.F. NO. 2999923-00367.

**LEGAL DESCRIPTION:** A TRACT OF LAND CONTAINING 0.2139 ACRES (9,319 SQUARE FEET) SITUATED IN THE S. C. HIROMS SURVEY, ABSTRACT 33, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 37, AND ALL OF LOT 38, IN BLOCK 6, OF HIDDEN FOREST, SECTION ONE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 59, PAGE 2, 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 MAY 11, 2023, AT THE ADDRESS LISTED ABOVE. I HAVE COMPARED THIS PLAT WITH THE CURRENT RECORDS 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  
 PROFESSIONAL LAND SURVEYOR  
 No. 4148

**CLIENT:** JONATHAN MEDINA ANTUNEZ  
**ADDRESS:** 659 FAWN DRIVE

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 survey1@survey1inc.com



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

FIELD CREW:	TECH:
LG	SF
DRAFTER:	FINAL CHECK:
JB	EF
DATE:	
05-15-23	
JOB#	
5-123468-23	

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.2139 ACRES (9,319 SQUARE FEET) SITUATED  
IN THE S. C. HIROMS SURVEY, ABSTRACT 33  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.2139 acres (9,319 square feet), situated in the S. C. Hiroms Survey, Abstract 33, Harris County, Texas, being all of a tract of land conveyed unto Elsie M. Coleman by deed as recorded under County Clerk's File No. RP-2017-28663 of the Official Public Records of Harris County, Texas, being a portion of Lot 37, and all of Lot 38, in Block 6, of Hidden Forest, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 59, Page 2, of the Map Records of Harris County, Texas. Said 0.2139-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod in the southwest right-of-way line of Fawn Drive (60.00 feet wide) for the northeast corner of said Lot 38 and said tract herein described;

THENCE South  $49^{\circ}19'39''$  West, a distance of 125.32 feet to a 2-inch metal post for the south corner of said tract herein described;

THENCE North  $42^{\circ}36'00''$  West, a distance of 44.88 feet to a 2-inch metal post for the southwest corner of said tract herein described;

THENCE North  $21^{\circ}35'40''$  East, a distance of 125.82 feet (called North  $21^{\circ}30'37''$  East, a distance of 125.85 feet) to a found 5/8-inch iron rod in the southwest right-of-way line of said Fawn Drive for the northwest corner of said tract herein described;

THENCE in a southeasterly direction along said southwest right-of-way line, and being a curve to the right having a radius of 320.00 feet, an arc length of 99.87 feet (called 99.89 feet) a chord bearing of South  $49^{\circ}36'47''$  East, and a chord distance of 99.46 feet to a found 5/8-inch iron rod for a point of tangency;

THENCE South  $40^{\circ}40'21''$  East, continuing along said southwesterly right-of-way line, a distance of 5.15 feet to the POINT OF BEGINNING and containing 0.2139 acres (9,319 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 May 15, 2023, job number 5-123468-23.*

