

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

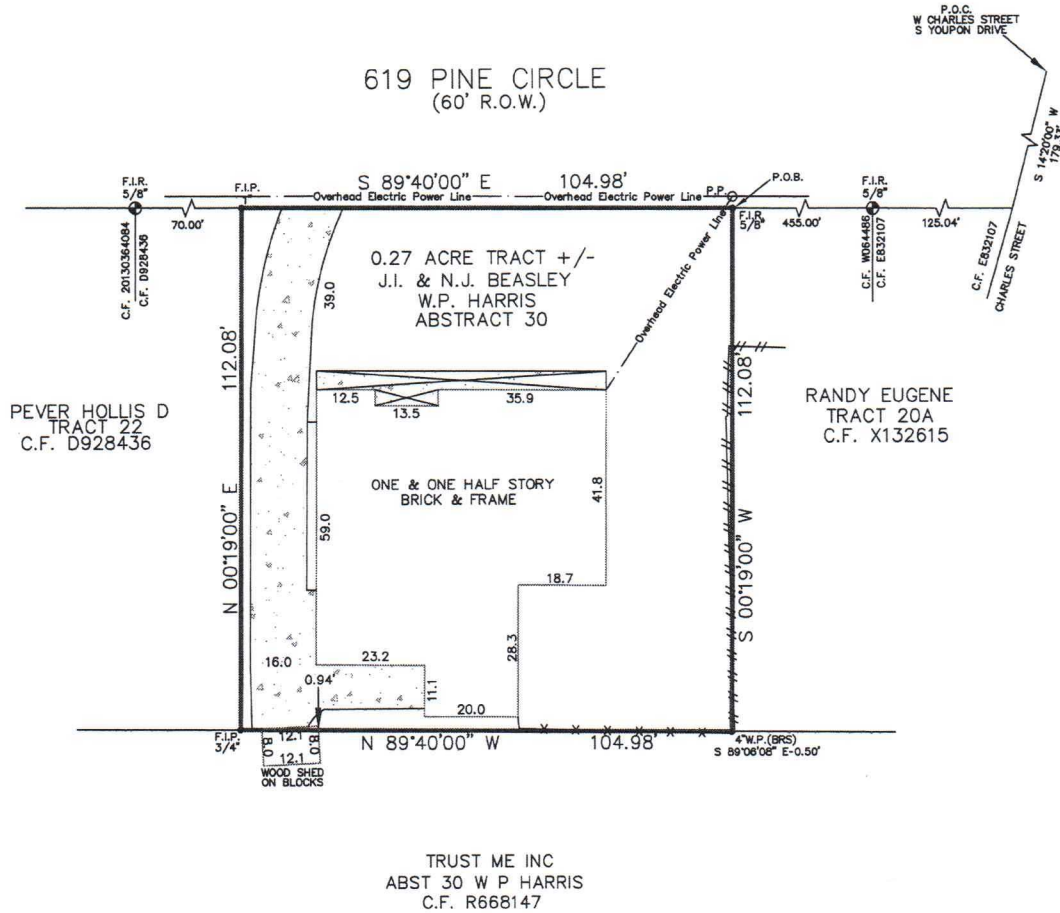
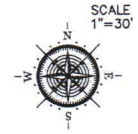
M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 S.M.S.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 --- = NOT TO SCALE

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

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

○ = CONTROL MONUMENT  
 ● = PROPERTY CORNER  
 --- = PROPERTY LINE  
 --- = EASEMENT LINE  
 --- = BUILDING SETBACK LINE  
 --- = BUILDING WALL

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



Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: RP-2019-572672  
 - 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  
 - FRAME SHED ON BLOCKS ENCROACHES PROPERTY LINE AS SHOWN

**LEGAL DESCRIPTION**

A 0.27 ACRE TRACT OF LAND OUT OF THE NORTH ONE-THIRD (N 1/3) OF THE J. I. AND N. J. BEASLEY 46.15 ACRE TRACT IN THE W. P. HARRIS SURVEY, ABSTRACT NO. 30 IN HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS ATTACHED

CODY HUBER  
ARIENE BJUGSTAD

ADDRESS  
619 PINE CIRCLE



JOB # 2005046  
 DATE 5-5-2020  
 GF# 122012950

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 ENGINEERS AND LAND SURVEYORS.

**PRO-SURV**  
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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 0.27 ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST ONE-HALF (W. 1/2) OF LOT TWENTY (20) AND ALL OF LOT TWENTY-ONE (21) OF EL JARDIN, SECTION THREE (3) AN UNRECORDED SUBDIVISION OUT OF THE NORTH ONE-THIRD (N 1/3) OF THE J. I. AND N. J. BEASLEY 46.15 ACRE TRACT IN THE W. P. HARRIS SURVEY, ABSTRACT NO. 30 IN HARRIS COUNTY, TEXAS, SAID 0.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF CHARLES STREET WITH THE SOUTH LINE OF YOUNG DRIVE, AND BEING SITUATED ON THE SOUTH LINE OF EL JARDIN ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 70, OF THE HARRIS COUNTY, MAP RECORDS

THENCE SOUTH 14° 20'00" WEST A DISTANCE OF 179.33 FEET TO A POINT FOR CORNER BEING THE NORTHEAST CORNER OF LOT 13 OF SAID UNRECORDED SUBDIVISION AS CONVEYED IN DEED RECORDED UNDER CLERK'S FILE NUMBER E832107;

THENCE NORTH 89° 40'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY OF PINE CIRCLE A DISTANCE OF 580.04 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT CONVEYED TO RANDY EUGENE IN DEED RECORDED UNDER CLERK'S FILE NUMBER X132615 AND BEING THE NORTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT

THENCE SOUTH 00° 19'00" WEST ALONG THE COMMON LINE WITH SAID EUGENE TRACT A DISTANCE OF 112.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND FROM WHICH POINT A 4 INCH WOOD POST BEARS SOUTH 89° 06'08" EAST A DISTANCE OF 0.50 FEET,

THENCE NORTH 89° 40'00" WEST ALONG THE COMMON LINE WITH A 46 ACRE TRACT OF LAND CONVEYED TO TRUST ME INC IN DEED RECORDED UNDER CLERK'S FILE NUMBER R668147 A DISTANCE OF 104.98 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE NORTH 00° 19'00" EAST ALONG THE COMMON LINE OF TRACT 22 CONVEYED TO HOLLIS D PEVER IN DEED RECORDED C.F. D928436 A DISTANCE OF 112.08 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE SOUTH 89° 40'00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PINE CIRCLE, A DISTANCE OF 104.98 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.27 ACRE OF LAND, MORE OR LESS.

