

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3560 ACRES (15,507 SQUARE FEET) SITUATED
IN THE CHRISTINA WILLIAMS SURVEY, ABSTRACT 834
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.3560 acres (15,507 square feet), being situated in the Christina Williams Survey, Abstract 834 in Harris County, Texas, being a portion of Lot 6, Block 1, Lakeside Island, a subdivision recorded in Volume 334, Page 82, Map Records of Harris County, Texas, and being all of Lot 10, Block 1, Lakeside Forest, Section 1, a subdivision recorded in Volume 163, Page 109, Map Records of Harris County, Texas, being all of a tract of land conveyed unto George E. Crosby and Susan L. Crosby by deed recorded under County Clerk's File No. T849241 of the Official Public Records of Harris County, Texas. Said 0.3560-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the intersection of the east right-of-way line of Lakeside Forest Lane (60 feet wide) and the north right-of-way line of Cove Creek Lane (60 feet wide), and the southerly corner of Lot 8, Block 1 of said Lakeside Forest, Section 1;

THENCE North 40° 00'00" East, along the north right-of-way line of said Cove Creek Lane, a distance of 120.00 feet to a point of curvature;

THENCE following a curve to the right, along the north right-of-way line of said Cove Creek Lane, having a radius of 155.00 feet, an arc length of 89.62 feet, a chord bearing North 53° 33'55" East, and a chord distance of 88.38 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of a tract of land conveyed unto Kent M. Edwards and Julia K. Edwards by deed recorded under County Clerk's File No. N471727 of the Official Public Records of Harris County, Texas, POINT OF BEGINNING and the southwest corner of the said tract herein described;

THENCE North 22° 25'49" West, a distance of 106.66 feet (called 106.57 feet) for the northwest corner of the said tract herein described;

THENCE North 58° 55'00" East, a distance of 94.81 feet to an angle point in the north corner of the said tract herein described;

THENCE North 82° 10'00" East, a distance of 65.00 feet to a found 5/8-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 04° 41'27" West, a distance of 127.62 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north right-of-way line of said Cove Creek Lane for the southeast corner of the said tract herein described;

THENCE following a curve to the left, along the north right-of-way line of said Cove Creek Lane, having a radius of 50.00 feet, an arc length of 53.22 feet, a chord bearing South 64° 11'49" West, and a chord distance of 50.74 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the point of tangency;

THENCE South 86° 50'00" West, a distance of 12.37 feet to a set "X" in concrete the north right-of-way line of said Cove Creek Lane for the point of curvature;

THENCE following a curve to the left, along the north right-of-way line of said Cove Creek Lane, having a radius of 155.00 feet, an arc length of 37.07 feet, a chord bearing South 79° 58'55" West, and a chord distance of 36.98 feet to the POINT OF BEGINNING and containing 0.3560 acre (15,507 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 March 8, 2019, job number 2-70634-19.



CHRISTINA WILLIAMS
SURVEY
ABSTRACT 834

BLOCK 1
LAKESIDE ISLAND
VOL. 334, PG. 82
M.R.H.C.

BRUNO C. LEONARDT III
C.F. NO. 20110502096
O.P.R.H.C.

LAKESIDE FOREST
SECTION 1
VOL. 163 PG. 109
M.R.H.C.

LAKESIDE FOREST
SECTION 4
VOL. 22 PG. 133
M.R.H.C.

SCALE 1"=20'



N 58°55'00" E 94.81'

N 82°10'00" E 65.00'

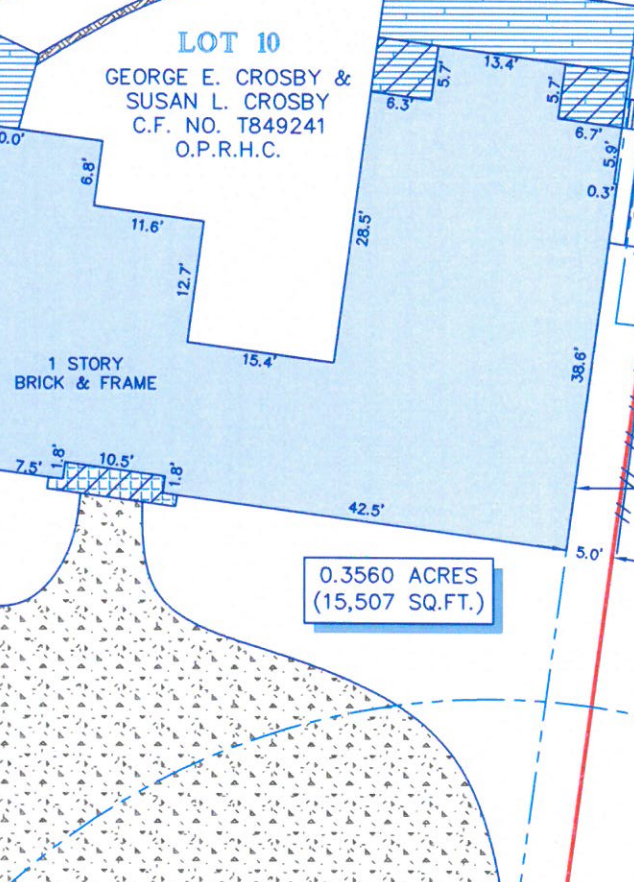
FND 5/8" I.R.

10' U.E.

5'x20' A.E.

3' B.L. FOR GARAGE
65' FROM FRONT LINE
D012364

LOT 10
GEORGE E. CROSBY &
SUSAN L. CROSBY
C.F. NO. T849241
O.P.R.H.C.



3' B.L. FOR GARAGE
65' FROM FRONT LINE
D012364

LOT 9

KENT M. EDWARDS &
JULIA K. EDWARDS
C.F. NO. N471727
O.P.R.H.C.

(CALLED 106.57')
N 22°25'46" W 106.69'

5' B.L.
D012364

25' B.L.

10' S.S.E.

SET "X"
IN CONC.
P.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"
P.T.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LAKESIDE FOREST
SECTION 5
VOL. 210 PG. 29
M.R.H.C.

COVE CREEK LANE
(60' R.O.W.)

P.O.C.
INTERSECTION OF
E ROW OF
LAKESIDE FOREST LANE
N ROW OF
COVE CREEK LANE

LAKESIDE FOREST LANE
(60' R.O.W.)

LINE	BEARING	DISTANCE
L1	S 86°50'00" W	12.37'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	53.22'	S 64°11'49" W	50.74'
C2	155.00'	37.07'	S 79°58'55" W	36.98'
C3	155.00'	89.62'	N 53°33'55" E	88.38'

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 BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 FEBRUARY 21, 2019, UNDER G.F. NO. 19-24008354.
- TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS AS RECORDED IN D012364 AND D097824.
- RIGHT OF WAY EASEMENT FOR DISTRIBUTION LINES AS RECORDED IN D019388 AND D097824.
- AGREEMENT WITH H.L.&P. FOR UNDERGROUND ELECTRIC SERVICE AS RECORDED IN D045872.

LEGEND

	CONCRETE		TILE	B.L. = BUILDING LINE
	COVERED AREA		STEPS	U.E. = UTILITY EASEMENT
	WOOD DECK		FENCE	A.E. = AERIAL EASEMENT
	WOOD HEADWALL		WOOD	S.S.E. = SANITARY SEWER EASEMENT
			METAL	

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3560 ACRES (15,507 SQUARE FEET) SITUATED IN THE CHRISTINA WILLIAMS SURVEY, ABSTRACT 834, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:
ALVARO OLIVA AND ISABELLA GLITZA OLIVA

ADDRESS:
106 COVE CREEK LANE



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 MARCH 7, 2019 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
RPLS #4148



TITLE COMPANY:

TRADITION TITLE
COMPANY

G.F. #: 19-24008354
ISSUE DATE: FEBRUARY 21, 2019

Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW: JO	TECH: EF	DATE: MARCH 8, 2019
DRAFTER: MA	FINAL CHECK: EF	JOB#: 2-70634-19