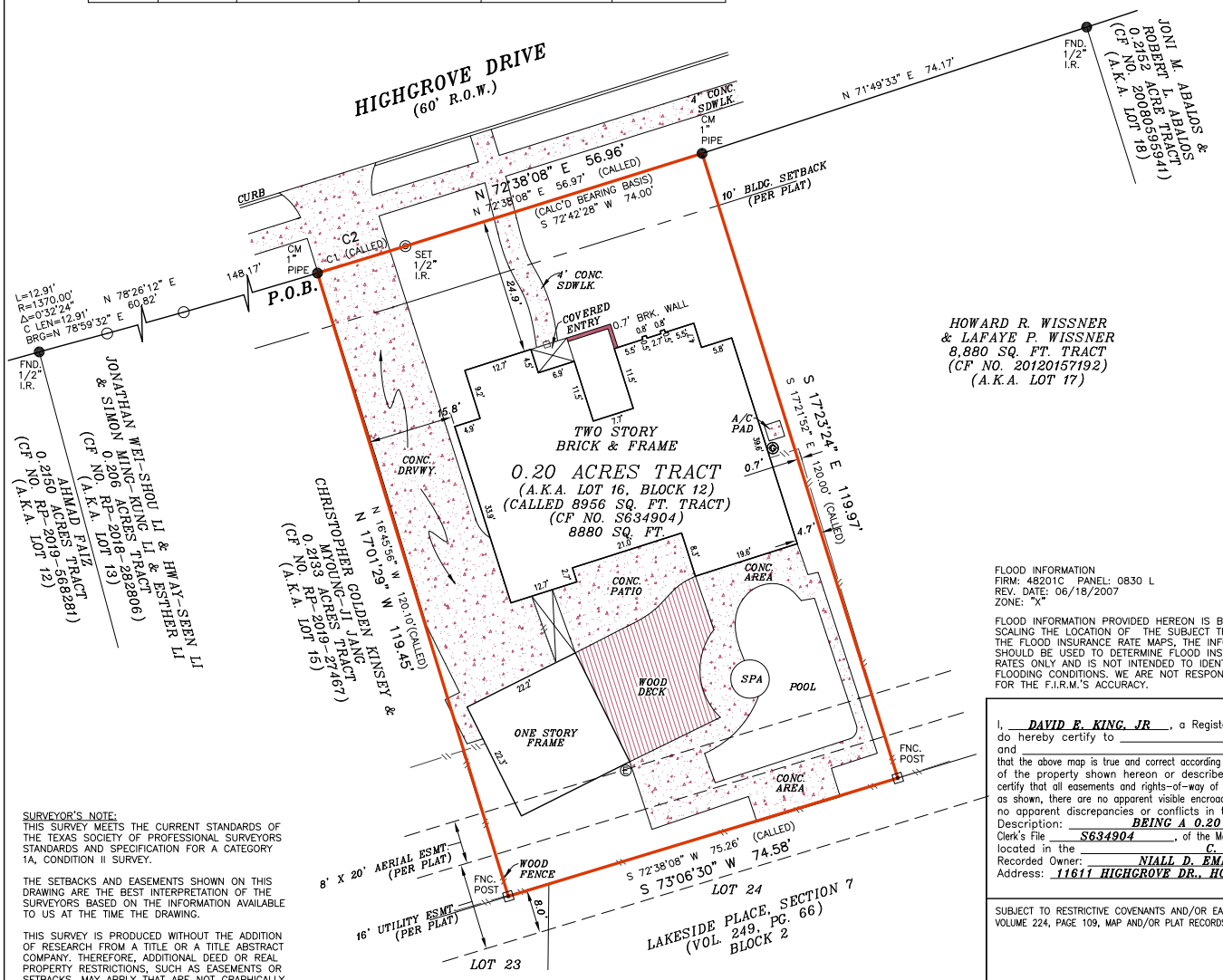
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1630.00'	17.04'	17.03'	S 72°56'59" W	00°35'56"
C2	1630.00'	16.86'	16.86'	N 72°57'08" E	00°35'33"



METES AND BOUNDS
0.20 ACRE PARCEL
LOCATED IN THE
C. WILLIAM SURVEY,
ABSTRACT 834,
HARRIS COUNTY, TEXAS

Being a 0.20 acre parcel of land situated in the C. William Survey, Abstract 834, Harris County, Texas, and being Lot 16, Block 12 out of Reserve B of Lakeside Place, Section 4 as recorded in Volume 224, Page 109 of the Map Records of Harris County, and being the same property as described in Harris County Clerk's File S634904, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the southern right of way of Highgrove Drive (60' R.O.W.) for the northeast corner of Lot 15 as described in H.C.C.F. RP-2019-27467, and marking the northwest corner of the herein described parcel;

THENCE, along the southern right of way of Highgrove Drive and a curve to the left having a radius of 1630.00 feet, an arc length of 16.86 feet (called 17.04 feet), and a chord bearing North 72 57' 08" East, a distance of 16.86 feet (called 17.03 feet) to a 1/2" iron rod set with plastic cap marking an angle point in the northern line of the herein described parcel;

THENCE, North 72 38' 08" East, a distance of 56.96 feet (called 56.97 feet) along the southern right of way of Highgrove Drive to a 1" iron pipe found for the northwest corner of Lot 17 as described in H.C.C.F. 20120157192, and marking the northeast corner of the herein described parcel;

THENCE, South 17 23' 24" East (called South 17 21' 52" East), a distance of 119.97 feet (called 120.00 feet) along the western line of Lot 17 to a Fence Post found in the northern line of Lot 24, Block 2 of Lakeside Place, Section 7 as recorded in Volume 249, Page 66 M.R.H.C. for the southwest corner of Lot 17, and marking the southeast corner of the herein described parcel;

THENCE, South 73 06' 30" West (called South 73 38' 08" West), a distance of 74.58 feet (called 45.26 feet) along the northern line of Lots 24 and 23 to a Fence Post found for the southeast corner of Lot 15, and marking the southwest corner of the herein described parcel;

THENCE, North 17 01' 29" West (called North 16 45' 56" West), a distance of 119.45 feet (called 120.10 feet) along the eastern line of Lot 15 back to the **POINT OF BEGINNING** and containing 0.20 acres of land.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FENCE POST
- GAS METER
- ELECTRIC METER
- CM CONTROL MONUMENT

GRAPHIC SCALE

0' 20' 40'

FLOOD INFORMATION
FIRM: 48201C PANEL: 0830 L
REV. DATE: 06/18/2007
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYOR'S NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME THE DRAWING.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ---
and ---
that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 0.20 ACRE PARCEL OF LAND recorded in Clerk's File S634904, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the C. WILLIAM SURVEY, A-834
Recorded Owner: NIALL D. EMMART & CHRISTIE A. FARNHAM
Address: 11611 HIGHGROVE DR., HOUSTON, TX 77077 GF No. ---

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 224, PAGE 109, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2007021055	NO.	REVISION	DATE
DATE:	07/16/20			
DRAWN BY:	MI			
APPROVED BY:	DEK			

STATE OF TEXAS REGISTERED DAVID E. KING, JR 6272 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
DAVID E KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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