



TITLE COMPANY: **stewart** TITLE _____

DEVANI DIVIN 281-491-7050

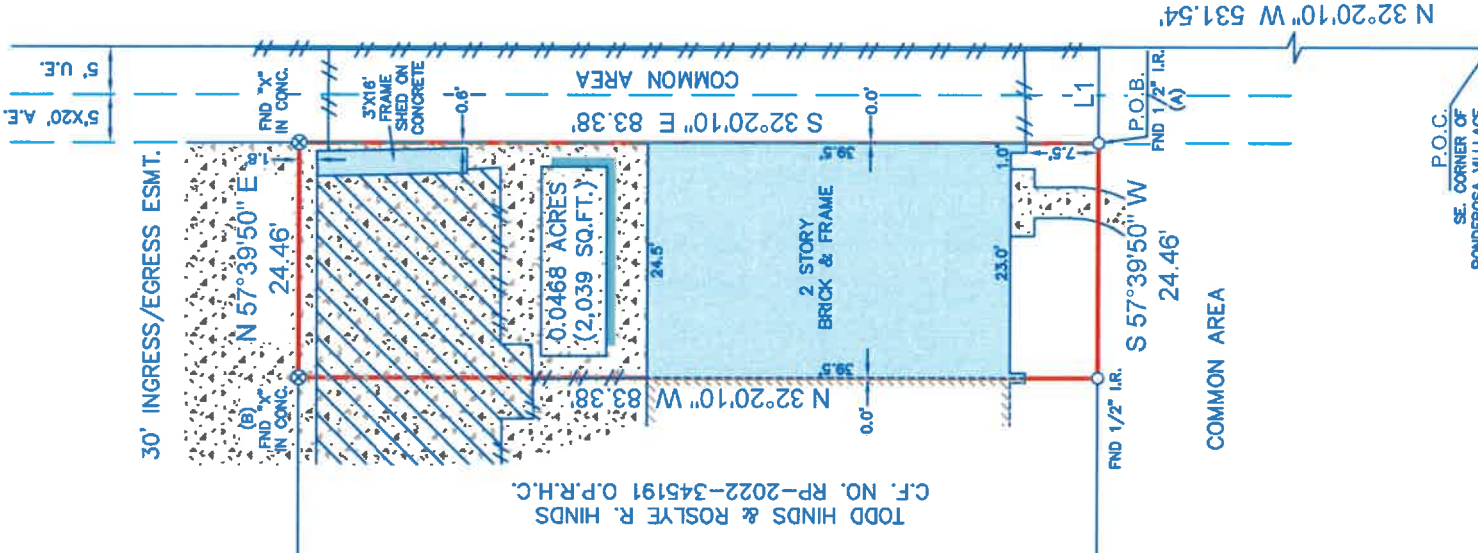
G.F. # 2739140 ISSUE DATE: OCT. 1, 2025

LAND TITLE SURVEY



DANIEL HARMON DRIVE
SURVEY 315
ABSTRACT 315

BEAVER SPRINGS DRIVE
(60' R.O.W.)



TODD HINDS & ROSLYE R. HINDS
C.F. NO. RP-2022-345191 O.P.R.H.C.

RESERVE "C"
PONDEROSA VILLAGE
VOL. 204, PG. 97
M.R.H.C.

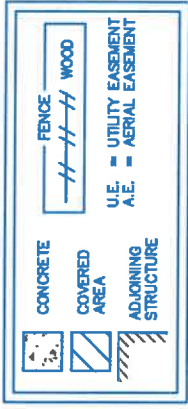
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MICHAEL ILIOPOULOS, RECORDED IN COUNTY CLERK'S FILE NO. RP-2023-40285 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON 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 COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCT. 1, 2025, UNDER G.F. NO. 2739140.
- EASEMENTS RECORDED IN C.F. NO(S). D890097 & E972103 (GENERAL IN NATURE /NOT LOCATABLE BY DOCUMENT).
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH H.L.P.P. RECORDED IN C.F. NO. D980638.
- EASEMENTS AFFECTING COMMON AREAS RECORDED UNDER VOL. 204, PG. 87 AND C.F. NO(S) D890097, E972103, F083563 & F081158 O.P.R.H.C.

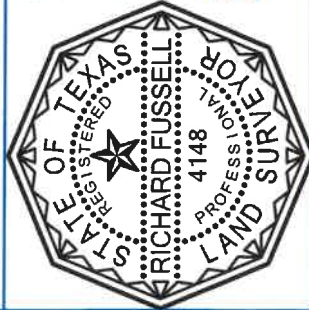
P.O.C.
SE CORNER OF
PONDEROSA VILLAGE

LINE	BEARING	DISTANCE
L1	S 57°39'50" W	10.00'

LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.0468 ACRES (2,039 SQUARE FEET) SITUATED IN THE DANIEL HARMON SURVEY, ABSTRACT 315, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FACTS FURNISHED TO ME BY THE CLIENT ARE TRUE AND CORRECT AND THAT THE SURVEY WAS CONDUCTED UNDER MY SUPERVISION ON OCT. 7, 2025 AND THAT THE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY "A" CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS #4148

CLIENT: DENNIS J. LANE
ADDRESS: 17116 BEAVER SPRINGS DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1362

FIELD CREW:	TECH:
RF	SF
DRAFTER:	FINAL CHECK:
SF	EF
DATE:	
OCT. 9, 2025	
JOB#	
10-158074-25	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0468 ACRES (2,039 SQUARE FEET) SITUATED
IN THE DANIEL HARMON SURVEY, ABSTRACT 315
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0468 acres (2,039 square feet), situated in the Daniel Harmon Survey, Abstract 315, Harris County, Texas, being all of a tract of land conveyed unto Michael Iliopoulos, by deed recorded under County Clerk's File No. RP-2023-40295 of the Official Public Records of Harris County, Texas, and being out of Reserve "C", of Ponderosa Village, a subdivision plat recorded in Volume 204, Page 97 of the Map Records of Harris County, Texas. Said 0.0468-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southeast corner of said Ponderosa Village;

THENCE North 32°20'10" West, a distance of 531.54 feet to a point in the northeast line of said Reserve "C";

THENCE South 57°39'50" West, a distance of 10.00 feet to a found 1/2-inch iron rod for POINT OF BEGINNING and the east corner of the said tract herein described;

THENCE continuing South 57°39'50" West, a distance of 24.46 feet to a found 1/2-inch iron rod for the south corner of the said tract herein described;

THENCE North 32°20'10" West, a distance of 83.38 feet to a found "X" in concrete for the west corner of the said tract herein described;

THENCE North 57°39'50" East, a distance of 24.46 feet to a found "X" in concrete for the north corner of the said tract herein described;

THENCE South 32°20'10" East, a distance of 83.38 feet to the POINT OF BEGINNING and containing 0.0468 acres (2,039 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 Oct. 9, 2025, job number 10-158074-25.

