

BLACK BEAR DRIVE
(R.O.W. VARIES)

RED FOX DRIVE
(60' R.O.W.)

LOT 263
SALLY ANN ERDIL
C.F. NO. D529297
O.P.R.H.C.

0.3017 ACRES
(13,143 SQ.FT.)
(VACANT)

LOT 264
SALLY ANN ERDIL
C.F. NO. D529297
O.P.R.H.C.

0.3828 ACRES
(16,677 SQ.FT.)
(VACANT)

LOT 262

HUGO HINOJOSA
C.F. NO. RP-2018-11150
O.P.R.H.C.

LOT 265
LARRY G. GREEN
C.F. NO. H328524
O.P.R.H.C.

HAPPY HIDE-A-WAY
(UNRECORDED)

(B)
FND 1" I.P.
25' B.L.
C195019

P.C.

63.28'

221.72'

FND 1" I.P.
(N115°4'W-4.5')
SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

25' B.L.
C195019

N20°00'00"W 133.50'

S40°35'03"E 143.38'
N40°35'03"W 143.38'

S28°50'00"W 128.69'

P.O.B. TRACT 263

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

N43°55'00"E 65.50'
S28°50'00"W 65.00'

S86°16'45"W 694.81'

MOST SOUTHERLY SOUTHEAST
CORNER OF 70.862 ACRE TRACT
VOL. 6436, PG. 476 D.R.H.C.

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

S86°16'45"W 83.06'
(CALLED 83.10')

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

P.O.B. TRACT 264

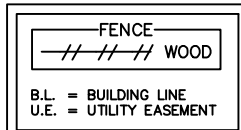
LOT 195

LOT 196

BLOCK 20

INDIAN SHORES
SECTION 8
VOL. 186, PG. 68
M.R.H.C.

LEGEND



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	222.70'	80.00'	N39°07'28"E	79.57'
C2	222.70'	80.00'	N59°42'26"E	79.57'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO SALLY ANN ERDIL, RECORDED IN COUNTY CLERK'S FILE NO. D529297 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 LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - 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 05-20-22, UNDER G.F. NO. 1707210.
 - DRAINAGE EASEMENTS AND RIGHTS RESERVED AS RECORDED IN VOL. 6136, PG. 474 D.R.H.C.



TITLE COMPANY:

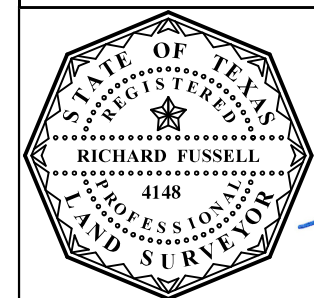
stewart

G.F. #: 1707210

ISSUE DATE: 05-20-22

LEGAL DESCRIPTION: TRACT 263: A TRACT OF LAND CONTAINING 0.3017 ACRES (13,143 SQUARE FEET) SITUATED IN THE F. H. RANKIN SURVEY, ABSTRACT 57, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 264: A TRACT OF LAND CONTAINING 0.3828 ACRES (16,677 SQUARE FEET) SITUATED IN THE F. H. RANKIN SURVEY, ABSTRACT 57, 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 23, 2022 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

CLIENT:
WALTROY HOLDINGS LLC

ADDRESS:
1407 BLACK BEAR DRIVE

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: RF
TECH: SF

DRAFTER: JB
FINAL CHECK: EF

DATE: 05-27-22

JOB#: 5-112208-22

Survey 1, Inc.
Your Land Survey Company

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

TRACT 263
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3017 ACRES (13,143 SQUARE FEET) SITUATED
IN THE F. H. RANKIN SURVEY, ABSTRACT 57
HARRIS COUNTY, TEXAS

Being a tract of land containing 0.3017 acres (13,143 square feet), situated in the F. H. Rankin Survey, Abstract 57, Harris County, Texas, being all of a tract of land conveyed unto Sally Ann Erdil by deed as recorded under County Clerk's File No. D529297 of the Official Public Records of Harris County, Texas, being Lot 263, of Happy Hide-A-Way, an unrecorded subdivision out of a 70.662 acre tract of land as recorded in Volume 6136, Page 474 of the Deed Records of Harris County, Texas. Said 0.3017-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" for the south corner of said tract herein described, and being located South 86°16'45" West, a distance of 694.81 feet, and North 28°50'00" East, a distance of 65.00 feet from the most southerly southeast corner of said 70.662 acre tract;

THENCE North 40°35'03" West, a distance of 143.38 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the southeast right-of-way line of Black Bear Drive (width varies) for the most westerly corner of said tract herein described;

THENCE in a northeasterly direction along the southeast right-of-way line of said Black Bear Drive and being a curve to the left having a radius of 222.70 feet, an arc length of 80.00 feet, a chord bearing of North 39°07'28" East, and a chord distance of 79.57 feet to a found 1-inch iron pipe in the southwest right-of-way line of Red Fox Drive (60.00 feet wide) for the north corner of said tract herein described;

THENCE South 61°10'00" East, along the southwest right-of-way line of said Red Fox Drive, a distance of 120.00 feet to a found 1-inch iron pipe for the east corner of said tract herein described;

THENCE South 28°50'00" West, a distance of 128.69 feet to the POINT OF BEGINNING and containing 0.3017 acres (13,143 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 27, 2022, job number 5-112208-22.



TRACT 264
DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3828 ACRES (16,677 SQUARE FEET) SITUATED
IN THE F. H. RANKIN SURVEY, ABSTRACT 57
HARRIS COUNTY, TEXAS

Being a tract of land containing 0.3828 acres (16,677 square feet), situated in the F. H. Rankin Survey, Abstract 57, Harris County, Texas, being all of a tract of land conveyed unto Sally Ann Erdil by deed as recorded under County Clerk's File No. D529297 of the Official Public Records of Harris County, Texas, being Lot 264, of Happy Hide-A-Way, an unrecorded subdivision out of a 70.662 acre tract of land as recorded in Volume 6136, Page 474 of the Deed Records of Harris County, Texas. Said 0.3828-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "Survey 1" for the southeast corner of said tract herein described, and being located South 86°16'45" West, a distance of 694.81 feet, from the most southerly southeast corner of said 70.662 acre tract;

THENCE South 86°16'45" West, a distance of 83.06 feet (called 83.10 feet) to a set 1/2-inch iron rod with cap marked "Survey 1" for the southwest corner of said tract herein described;

THENCE North 20°00'06" West, a distance of 139.50 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the southeast right-of-way line of Black Bear Drive (width varies) for the most westerly corner of said tract herein described (from which a 1-inch iron pipe bears North 11°04' West, a distance of 4.5 feet);

THENCE in a northeasterly direction along the southeast right-of-way line of said Black Bear Drive and being a curve to the left having a radius of 222.70 feet, an arc length of 80.00 feet, a chord bearing of North 59°42'26" East, and a chord distance of 79.57 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the north corner of said tract herein described;

THENCE South 40°35'03" East, a distance of 143.38 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the east corner of said tract herein described;

THENCE South 28°50'00" West, a distance of 65.00 feet to the POINT OF BEGINNING and containing 0.3828 acres (16,677 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 27, 2022, job number 5-112208-22.

