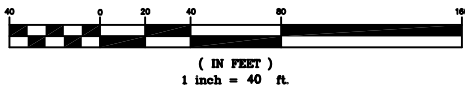


GRAPHIC SCALE



JOHN H. EDWARDS SURVEY, A-20
HARRIS COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	50.00'	64°13'45"	56.05'	S 57°53'11" E	53.16'
C2	60.00'	111°21'18"	116.61'	S 81°26'57" E	99.11'
C3	50.00'	61°24'08"	53.58'	N 73°34'28" E	51.06'
C4	1350.00'	8°27'20"	199.23'	S 83°23'43" W	199.05'
C5	50.00'	27°46'23"	24.24'	N 78°29'02" W	24.00'
C6	50.00'	11°07'17"	9.71'	N 70°09'48" W	9.69'

- LEGEND:**
- AC. - ACRES
 - A/C - AIR CONDITION
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - B.L.D. - BUILDING
 - CONC. - CONCRETE
 - - ELECTRIC BOX
 - - TELEPHONE BOX
 - - CABLE TELEVISION BOX
 - - GAS METER
 - - WATER METER
 - - LIGHT POLE
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊙ - STORM SEWER MANHOLE
 - ⊙ - TELEPHONE MANHOLE
 - ⊙ - ELECTRIC MANHOLE
 - ⊙ - SAMPLE WELL
 - - DRAINAGE INLET
 - ▲ - FIBEROPTICS MARKER
 - ▲ - UNDERGROUND TELEPHONE MARKER
 - ▲ - GAS MARKER
 - ▲ - PIPELINE MARKER
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER VALVE
 - ⊙ - GAS VALVE
 - ⊙ - MONITORING WELL
 - ⊙ - UTILITY POLE
 - ⊙ - ELECTRIC METER
 - ⊙ - TRAFFIC SIGNAL POLE
 - ⊙ - TRAFFIC CONTROL BOX
 - ⊙ - BENCHMARK
 - ⊙ - BENCH MARK
 - F.C. - FILM CODE
 - C.F. NO. - CLERK'S FILE NUMBER
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - SQ.FT. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - STM.S.E. - STORM SEWER EASEMENT
 - H.L.A.P. - HOUSTON LIGHTING & POWER
 - ESMT. - EASEMENT
 - U.E. - UTILITY EASEMENT
 - G.P. - GENERATOR PAD
 - - OVERHEAD UTILITY LINES
 - - BARBED WIRE FENCE
 - - CHAIN LINK FENCE
 - - WOODEN FENCE
 - - WROUGHT IRON FENCE

METES AND BOUNDS DESCRIPTION
ALL THAT CERTAIN 5.057 ACRE (220,276 SQUARE FOOT) TRACT OR PARCEL OF LAND KNOWN AS TRACT 2V OF HOLLY CREEK ESTATES, SECTION TWO (2), AN UNRECORDED SUBDIVISION LOCATED IN THE JOHN H. EDWARDS SURVEY, A-20, HARRIS COUNTY, TEXAS, AND BEING THE SAME CALLED 5.074 ACRE TRACT AS DESCRIBED IN A DEED TO DAVID KASTENDIECK, ET UX RECORDED UNDER CLERK'S FILE NO. X110806 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS; SAID 5.057 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A P.K. NAIL FOUND IN ASPHALT MARKING THE RADIUS OF A CURVE HAVING A RADIUS OF 50.00 FEET SITUATED AT THE WEST END OF HOLLY HOLLOW TRAIL, 45 FOOT ROADWAY AND UTILITY EASEMENT, SAID CORNER BEING THE SOUTHWEST CORNER OF A CALLED 4.715 ACRE TRACT KNOWN AS "TRACT 2U" AND DESCRIBED IN A DEED TO DOUG AND JULIE HUBBARD RECORDED UNDER CLERK'S FILE NO. 20140045046 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS;

THENCE ALONG THE CENTER LINE OF SAID HOLLY HOLLOW TRAIL, EAST-40.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 64°13'45";

THENCE CONTINUING ALONG SAID CENTER LINE WITH THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 56.05 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 57°53'11" E-53.16 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 111°21'18";

THENCE CONTINUING ALONG SAID CENTER LINE WITH THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.61 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S 81°26'57" E-99.11 FEET TO THE POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 61°24'08";

THENCE CONTINUING ALONG SAID CENTER LINE WITH THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 53.58 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 73°34'28" E-51.06 FEET TO A P.K. NAIL FOUND MARKING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00°00'00" E, AT A DISTANCE OF 22.99 FEET PASSING A MAG NAIL FOUND IN A RAILROAD TIE, AT A DISTANCE OF 358.4 FEET PASSING A 5/8 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 943.56 FEET TO THE CENTER LINE OF SPRING CREEK AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CENTER LINE MEANDERS OF SPRING CREEK THE FOLLOWING COURSES:

N 86°11'09" E-75.17 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

N 75°57'50" E-82.46 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT;

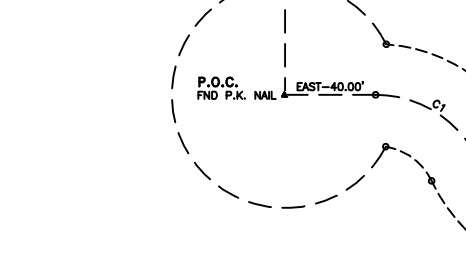
S 68°42'49" E-82.64 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 4.5196 ACRE TRACT KNOWN AS TRACT 2W AND DESCRIBED IN A DEED TO WILLIAM BEAN RECORDED UNDER CLERK'S FILE NO. Y305199 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 00°06'07" W (CALLED S 00°00'00" E), AT A DISTANCE OF 580.9 FEET PASSING A 5/8 INCH IRON ROD FOUND FOR REFERENCE, AT A DISTANCE OF 900.9 FEET PASSING A 1/2 INCH IRON ROD FOUND BENT AND CONTINUING FOR A TOTAL DISTANCE OF 923.75 FEET (CALLED 923.43 FEET) TO A MAG NAIL SET IN THE CENTER LINE OF AFORESAID HOLLY HOLLOW TRAIL AND MARKING THE SOUTHWEST CORNER OF THE SAID 4.5196 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

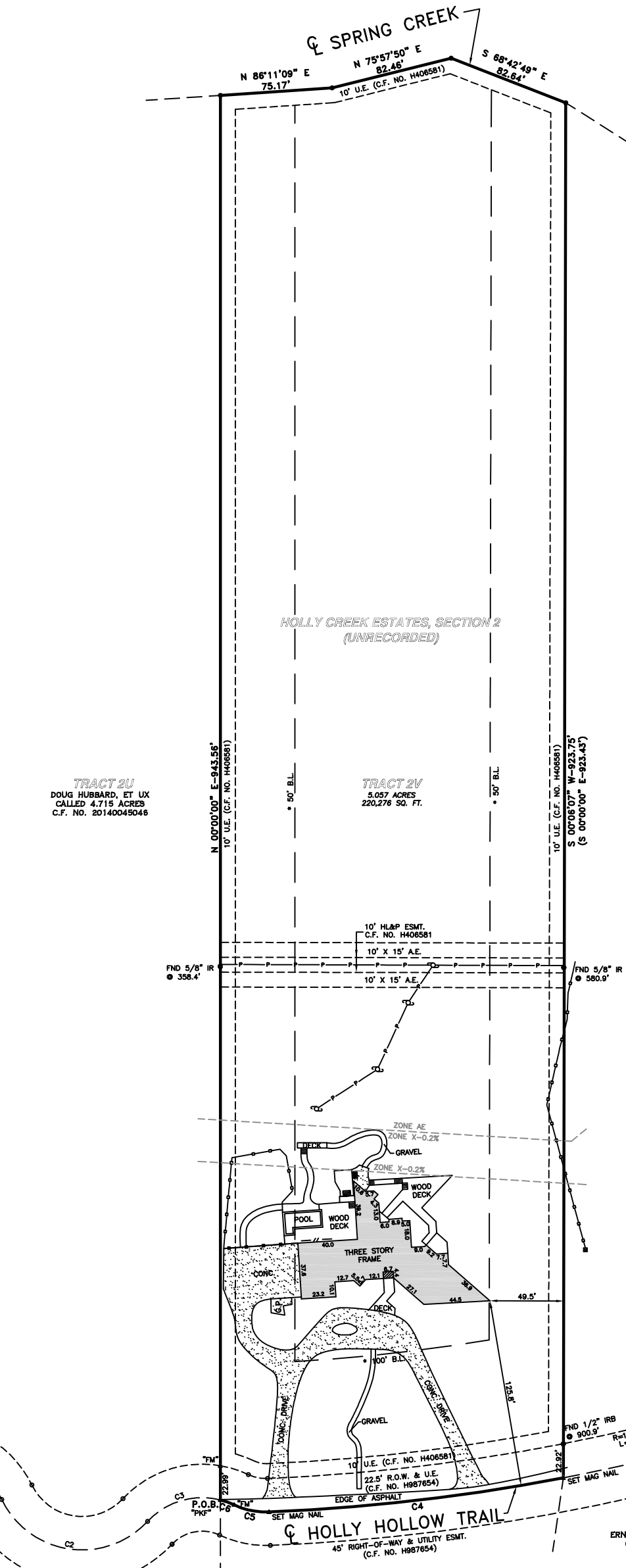
THENCE ALONG THE CENTER LINE OF HOLLY HOLLOW TRAIL WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET, A CENTRAL ANGLE OF 8°27'20", AN ARC LENGTH OF 199.23 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S 83°23'43" W-199.05 FEET TO A MAG NAIL SET FOR THE POINT OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND HAVING A CENTRAL ANGLE OF 27°46'23";

THENCE CONTINUING ALONG SAID CENTER LINE WITH THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 24.24 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 78°29'02" W-24.00 FEET TO A MAG NAIL FOUND FOR A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 11°07'17";

THENCE CONTINUING ALONG THE CENTER LINE OF HOLLY HOLLOW TRAIL WITH THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 9.71 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 70°09'48" W-9.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.057 ACRES (220,276 SQUARE FEET) OF LAND, MORE OR LESS.



- SURVEY NOTES:**
- ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
 - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - PROPERTY LIES IN ZONE "AE" AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C 0205L EFFECTIVE DATE 6-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - ONLY THOSE SURVEY'S WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.



TRACT 2U
URIEL E. DUTTON
CALLED 3.480 ACRES
C.F. NO. 20070005554

TRACT 2Q
LAZARO AND SUSANA PEREZ
CALLED 3.789 ACRES
C.F. NO. 20090548807

TRACT 2P
ERNE RANDALL WEST, ET UX
CALLED 4.062 ACRES
C.F. NO. X219112

SURVEYOR'S CERTIFICATION
I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 26TH DAY OF JULY 2016

Roger D. Pickering
ROGER D. PICKERING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SHEET 1 OF 1	SCALE: 1"=40'	DATE: 07-22-16
	REVISION:	
	BOOK: N/A	
	DRAWN BY: R.D.P.	
	APPROVED BY: R.D.P.	
PROJECT NO.: 70127-16		

DAVID AND SCHANN S. KASTENDIECK

23414 HOLLY HOLLOW STREET
TOMBALL, TEXAS 77377

BOUNDARY AND IMPROVEMENT SURVEY

ALL THAT CERTAIN 5.057 ACRE (220,276 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JOHN H. EDWARDS SURVEY, A-20, HARRIS COUNTY, TEXAS.
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

Firm Registration No. 1016200
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Montgomery, Texas 77316
Phone: (936) 447-4703
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