

STATE OF TEXAS

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COUNTY OF HARRIS

A TRACT OR PARCEL OF LAND CONTAINING 0.1828 ACRES, (7,964 SQUARE FEET), BEING A PORTION OF LOTS 10 AND 11, BLOCK 44, SHARPSTOWN COUNTRY CLUB TERRACE, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 70, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.1828 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO GARY L. CHAPPELL AND WIFE, KAREN E. CHAPPELL BY INSTRUMENT RECORDED IN DOCUMENT NO. D970953 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. D970953 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

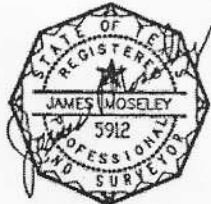
BEGINNING at a capped, (Precision Surveyors), iron rod set on the south right-of-way line of Sharprest Lane, (60.00 Foot Right-of-Way), same being the common line of said Lot 10, on the arc of a curve to the right, for the northeast corner of that certain tract of land as conveyed to I-Tyng Hsieh and Chiayuan Hsieh by instrument recorded in Document No. 20130528906 of the Official Public Records of Harris County, Texas, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, Southeasterly, along the south right-of-way line of Sharprest Lane, same being the common line of said Lot 10, with the arc of said curve to the right, having an included angle of  $01^{\circ}30'14''$ , a radius of 2590.68 feet, a chord that bears,  $S 75^{\circ}12'58'' E$ , a chord distance of 68.00 feet, pass at an arc distance of 49.00 feet a calculated point for the north common corner of said Lots 10 and 11, and continuing for a total arc distance of 68.00 feet to a capped, (Precision Surveyors), iron rod set on the common line of said Lot 11 for the northwest corner of that certain called 0.1784 acre tract of land as conveyed to Ke Ly by instrument recorded in Document No. 20120463528 of the Official Public Records of Harris County, Texas, same being the northeast corner of the herein described tract;

Thence,  $S 15^{\circ}32'04'' W$ , across said Lot 11, along the common line of said 0.1784 Acre Tract, a distance of 119.49 feet to a calculated point on the common line of Lot 16, Block 44, of said Sharpstown Country Club Terrace, Section 3, same being the common line of said Lot 11, for the southwest corner of said 0.1784 Acre Tract, same being the southeast corner of the herein described tract, from which a fence corner post found for reference bears,  $N 24^{\circ}57'32'' E$ , a distance of 1.41 feet;

Thence,  $N 75^{\circ}41'07'' W$ , in part along the common line of said Lot 16 and Lot 17, Block 44, of said Sharpstown Country Club Terrace, Section 3, same being the common line of said Lot 11, pass at a distance of 18.26 feet a calculated point for the south common corner of said Lots 11 and 10, and continuing for a total distance of 64.85 feet, (Call 64.90 feet), to a calculated point on the common line of said Lot 10 for the southeast corner of said Hsieh Tract, same being the southwest corner of the herein described tract, from which a fence corner post found for reference bears,  $S 27^{\circ}09'06'' E$ , a distance of 1.75 feet.

Thence,  $N 14^{\circ}01'46'' E$ , across said Lot 10, along the common line of said Hsieh Tract, a distance of 120.02 feet to the POINT OF BEGINNING and containing 0.1828 acres or 7,964 square feet of land, more or less.



See Drawing Attached

James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 18-09221  
September 19, 2018

# PRECISION SURVEYORS



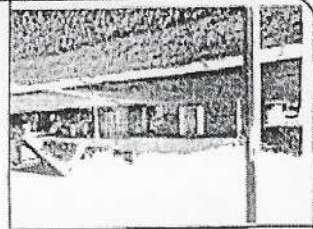
HOYEE LEE  
281-265-9500



RECORD DRAWING OF NO. 0070953 H.C.D.M.  
(P.C.) - ORIGINAL CONTROL LINE

A SUBSEQUENT INVESTIGATION HAS BEYOND THE SCOPE OF THIS SURVEY.  
DETERMINATION WITHOUT OBTAINING FIELD EVIDENCE.  
REASONABLE OF THIS MAP'S PRESENT EXACT  
ONLY ON VISUAL EXAMINATION OF MAPS.  
THIS PROPERTY IS AFFECTED BY THE  
100 YEAR FLOOD PLAIN AS PER FEMA  
FEMA NO. 48201-C-85.  
DATE OF REVISION: 06/19/07

JAMES E. MOSELEY  
PROFESSIONAL LAND SURVEYOR  
NO. 5912  
JLN NO. 18-09221  
SEPTEMBER 18, 2018  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUNDS THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCUMBRANCES APPEARING ON THE DRAWING  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
DESIGNED FOR THE TRANSACTION ONLY AND  
ASSISTING PROVIDED IN THE ABSENCE  
REFERENCES THAT CONVEYMENT WAS MADE  
UPON IN PREPARATION OF THIS SURVEY.



SCALE: 1" = 30'



0.1828 ACRE  
BEING A PORTION OF LOTS  
10 AND 11, BLOCK 44  
SHARPSTOWN COUNTRY CLUB TERRACE  
SECTION 3

GF NO. 18005771 OLD REPUBLIC TITLE  
ADDRESS: 9215 SHARPCREST STREET  
HOUSTON, TEXAS 77036  
BORROWER: ZHUO FEN CHEN AND  
XIU FENG CHEN

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 20, PAGE 1 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS  
(SEE ATTACHED METES AND BOUNDS)

~~XIU FENG CHEN~~



PRECISION  
SURVEYORS