

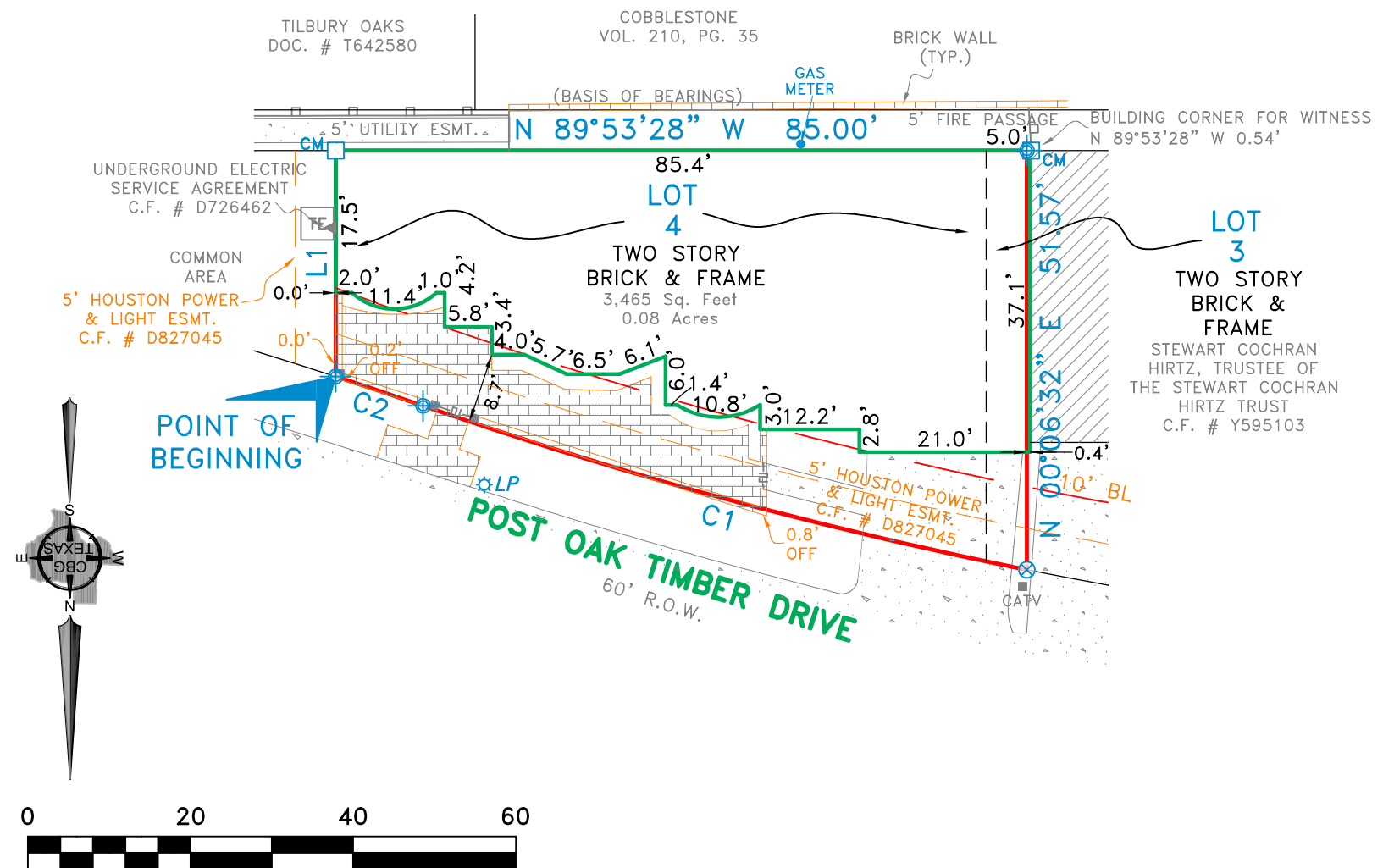


LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- BUILDING CORNER
- CONTROLLING MONUMENT
- CM AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- I— IRON FENCE
- X — BARBED WIRE
- / — EDGE OF ASPHALT
- / — EDGE OF GRAVEL
- / — STONE
- / — CONCRETE
- / — COVERED AREA
- / — BRICK

EXCEPTIONS:
 NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 189, PG. 63, C.F. # D597838, E226613, E229916, 20140269601, 20140269602, 20140269603, 20140269605, 20140324014, 2021041456, D726462, D827045

APPARENT ENCROACHMENT OVER THE BUILDING LINE



LINE	BEARING	DISTANCE
L1	S 00°06'32" W	27.80'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.00'	570.00'	7°44'23"	S 74°41'49" E	76.94'
C2	11.34'	630.00'	1°01'53"	S 71°20'34" E	11.34'

NOTES:
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48201C0665M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Independence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____
 Purchaser
 Purchaser

4964 Post Oak Timber Drive

Being Lot 4 and a portion of Lot 3, of South Post Oak Townhouses, an addition to the Harris County, Texas, according to the plat thereof recorded in Volume 189, Page 63, of the Plat Records of Harris County, Texas, same being a tract of land conveyed to Joseph A. Loftus Jr., by deed recorded in Instrument No. 20140236908, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northeast corner of Lot 4 of said addition, and being in the South line of Post Oak Timber Drive (a 60 foot right-of-way), and being the Northwest corner of a Common Area;

THENCE South 00 degrees 06 minutes 32 seconds West, along the West line of said Common Area, a distance of 27.80 feet to a building corner for corner, said corner being the Southwest corner of said Common Area, and being in the North line of a 5' Fire Passage;

THENCE North 89 degrees 53 minutes 28 seconds West, along the North line of said 5' Fire Passage, a distance of 85.00 feet to a point for corner, said corner being the Southeast corner of a tract of land conveyed to Stewart Cochran Hirtz, Trustee of the Stewart Cochran Hirtz Trust, by deed recorded in Clerk's File No. Y595103, Official Public Records of Harris County, Texas, from which a building corner found for witness bears North 89 degrees 53 minutes 28 seconds West, a distance of 0.54 feet;

THENCE North 00 degrees 06 minutes 32 seconds East, along the East line of said Hirtz tract, a distance of 51.57 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Hirtz tract, and being in the South line of said Post Oak Timber Drive, and being the beginning of a non-tangent curve turning to the right, with a radius of 570.00 feet, a delta angle of 07 degrees 44 minutes 23 seconds, a chord bearing of South 74 degrees 41 minutes 49 seconds East, and a chord length of 76.94 feet;

THENCE along said curve to the right, along the South line of said Post Oak Timber Drive, an arc length of 77.00 feet to a point for corner, and being the beginning of a tangent curve turning to the left, with a radius of 630.00 feet, a delta angle of 01 degrees 01 minutes 53 seconds, a chord bearing of South 71 degrees 20 minutes 34 seconds East, and a chord length of 11.34 feet;

THENCE along said curve to the left, along the South line of said Post Oak Timber Drive, an arc length of 11.34 feet to the POINT OF BEGINNING and containing 3,465 square feet or 0.08 acres of land.

Drawn By: JCM
 Scale: 1" = 20'
 Date: 11/23/2022
 GF NO.: 2252256-SDDF
 Job No. 2220747

419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgtllc.com