GRAPHIC SCALE

PROPERTY DESCRIPTION.

ALL THAT CERTAIN 34,859 SQUARE FEET OF LAND OUT OF THE RESIDUE OF LOT 14, SADDLEBROOK SUBDIVISION, AN UNRECORDED SUBDIVISION IN HOUSTON, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3/4" IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 14; THENCE N 89° 23' 34" W – 229.58' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S 00° 39' 53" W – 106.54' TO A FOUND 1/2" C.I.R. "REKHA 4218 FOR CORNER;

THENCE S 64° 15' 44" E – 94.77' TO A FOUND 1/2" C.I.R. "REKHA 4218 FOR CORNER

THENCE S 81° 42' 32" E – 58.97' TO A 1/2" C.I.R. "REKHA 4218" TO POINT FOR CORNER AND THE POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12° 30' 03", A RADIUS OF 55.00', THE CENTER OF SAID CURVE BEING LOCATED ON A RADIAL LINE BEARING S 51° 35' 07" E;

THENCE CONTINUING WITH SAID CURVE AND NORTH LINE OF SADDLEBROOK LANE (55' RADIUS CUL-DE-SAC) FOR AN ARC DISTANCE OF 32.59' TO A FOUND 1/2" C.I.R. "REKHA 4218 FOR CORNER;

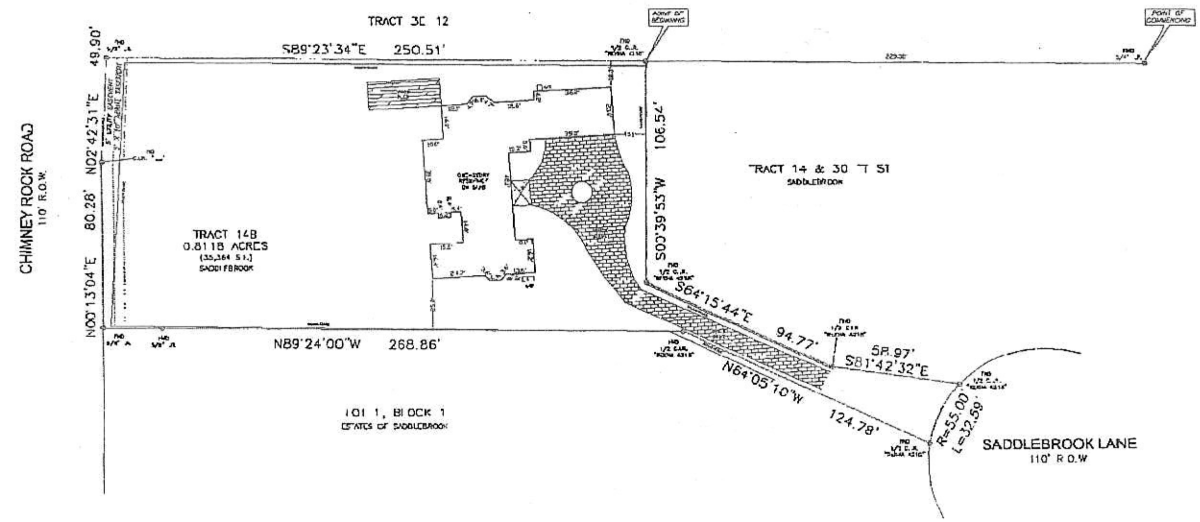
THENCE N 64° 05' 10" W – 124.78' WITH THE SOUTH LINE OF SAID LOT 14 TO A FOUND 1/2" C.I.R. "REKHA 4218 FOR CORNER;

THENCE N 89° 24' 00" W PASSING A FOUND 5/8" IRON ROD AT A DISTANCE OF 241.79' AND CONTINUING FOR A DISTANCE OF 268.86' TO A 5/8" IRON ROD WITH CAP MARKING THE EAST RIGHT-OF-WAY LINE OF CHIMNEY ROCK ROAD (WIDTH VARIES) AND THE SOUTHWEST CORNER OF SAID 34,859 SQUARE FOOT PARCEL;

THENCE N 00° 13' 04" E – 80.28' WITH THE EAST RIGHT-OF-WAY LINE OF SAID CHIMNEY ROCK ROAD TO A FOUND CAPPED IRON ROD "L..." TO AN ANGLE POINT;

THENCE N 02° 42' 31" E – 49.90' CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF CHIMNEY ROCK ROAD TO A FOUND 5/8" IRON ROD FOR CORNER;

THENCE S 89° 23' 34" E 250.51' WITH THE NORTH LINE OF SAID LOT 14, TO THE POINT OF BEGINNING AND CONTAINING 34,859 SQUARE FEET OF LAND, MORE OR LESS.



BOUNDARY SURVEY OF

ALL THAT CERTAIN 34,859 SQUARE FEET OF LAND OUT OF THE RESIDUE OF LOT 14, SADDLEBROOK SUBDIVISION, AN UNRECORDED SUBDIVISION IN HOUSTON, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

SURVEY SOLUTIONS OF TEXAS

Professional Land Surveying

FIRM NUMBER 10194375
5206 IRVINGTON BLVD. SUITE D1
HOUSTON, TEXAS 77009
(713) 444-2083

F.I.R.M. NO. 48201C PANEL 0665 M
REVISED DATE: 06-09-14 ZONE X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY

SURVEYED FOR: SCOTT AARON LOOPER AND CHERYL AMANDA LOOPER

ADDRESS: 54 SADDLEBROOK LANE, HOUSTON, TEXAS 77024

TITLE CO: FIDELITY NATIONAL TITLE

GF. NO: FT-H-77F-FAH18004551

G.F. EFFECTIVE DATE: 06/12/2018

JOB NO.: XXXXXX

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

STATE OF TEXAS — XAVIER CHAPA — 2568 — PROFESSIONAL LAND SURVEYOR

XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

NOTES:
1. BEARINGS BASED ON PLAT.
2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT
4. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN VOLUME 3479, PAGE 325 AND VOLUME [illegible], PAGE 183 [illegible] OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND THOSE RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) [illegible], OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
5. AN EASEMENT 5 FEET WIDE ALONG THE REAR PROPERTY LINE(S) AND AN UNOBSTRUCTED AERIAL EASEMENT ADJOINING THERETO 5 FEET WIDE FROM A PLANE OF 20 FEET ABOVE THE GROUND UPWARD FOR THE USE OF PUBLIC UTILITIES BY INSTRUMENT RECORDED IN VOLUME 3479, PAGE 325 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS
6. EASEMENT FOR HOUSTON LIGHTING AND POWER COMPANY, VOLUME [illegible], PAGE [illegible], DEED RECORDS, HARRIS COUNTY, TEXAS.
7. EASEMENT FOR CONSTRUCTION, MAINTAINING, RECONSTRUCTING A SOUND BARRIER WALL, UNDER HARRIS COUNTY CLERK'S FILE NO(S) [illegible] AND [illegible].
8. AGREEMENT FOR DRAINAGE CONTROL AND SETTLEMENT AGREEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. [illegible].
9. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN CITY OF HOUSTON, TEXAS, ORDINANCE NO. 67-877, DEDICATING AND DESCRIBING THE WEST AND EAST [illegible] OF CHIMNEY ROCK ROAD, A NOTICE OF WHICH IS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. [illegible].