



CLIENT: RYAN TAYLOR & HEATHER TAYLOR ADDRESS: 2713 LUELLA AVENUE

TITLE COMPANY: AMERICAN TITLE	C.F. NO.: 1229-10-1069	ISSUE DATE: 2-4-10	FLOOD ZONE: "X"	FLOOD MAP NO.: 48201C 0946L	FLOOD MAP DATE: 6-18-07	FLOOD MAP COUNTY: HARRIS
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PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 1.250 ACRE (54,450 SQUARE FEET) SITUATED IN THE GEORGE M. PATRICK SURVEY, ABSTRACT 624, HARRIS COUNTY, TEXAS.



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PARTY CHIEF	DB	JOB#	4-9871-10
SURVEY TECH	SF	DATE	4-22-10
DRAFTER	SE		

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO RYAN TAYLOR & HEATHER TAYLOR, RECORDED IN COUNTY CLERK'S FILE VB120B2 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
 - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP SHOWN BELOW.
 - ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON 4-22-10.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY THE TITLE COMPANY LISTED BELOW. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.
 - THIS SURVEY PLAT IS REFERENCED TO A METES AND BOUNDS DESCRIPTION (PREPARED BY SURVEY 1, INC. DATED 4-22-10).
 - THIS SURVEY IS CERTIFIED TO THE TITLE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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 4-22-10 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

B.T. WEBER
P.L.S.# 4191



DESCRIPTION OF A TRACT OF LAND CONTAINING
1.250 ACRES (54,450 SQUARE FEET) SITUATED
IN THE GEORGE M. PATRICK SURVEY, ABSTRACT 624
HARRIS COUNTY, TEXAS

Being a tract of land containing 1.250 acres (54,450 square feet), being all of a tract of land conveyed unto Ryan Taylor and Heather Taylor, by deed recorded under County Clerk's File No. V812082 of the Official Public Records of Harris County, Texas, being part of Outlot 9, of Deer Park Outlots, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 65, Page 177 of the Map Records of Harris County, Texas, situated in the George M. Patrick Survey, Abstract 624, Harris County, Texas. Said 1.250-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a point in the east right-of-way line of Luella Avenue (60.00 feet wide) for the northwest corner of the south $\frac{1}{2}$ of said Outlot 9;

THENCE South with the east right-of-way line of said Luella Avenue, a distance of 112.50 feet to a found 1/2-inch iron rod in the east right-of-way line of said Luella Avenue for the northwest corner of said Taylor Tract, for the southwest corner of a tract of land conveyed unto Walter R. Knight, by deed recorded under County Clerk's File No. D481176 of the Official Public Records of Harris County, Texas, and for the POINT OF BEGINNING and the northwest corner of the said tract herein described;

THENCE East with the north line of said Taylor Tract and the south line of said Knight Tract, a distance of 484.00 feet to a 2-inch metal post for the northeast corner of said Taylor Tract, for the southeast corner of said Knight Tract, for the southwest corner of a tract of land conveyed unto Arthur Records and Patricia Records, by deed recorded under County Clerk's File No. U524099 of the Official Public Records of Harris County, Texas, for the northwest corner of a tract of land conveyed unto Linda Dinkins Sparks, by deed recorded under County Clerk's File No. C853604 of the Official Public Records of Harris County, Texas, and for the northeast corner of the said tract herein described;

THENCE South with the east line of said Taylor Tract and the west line of said Sparks Tract, a distance of 112.50 feet to a 2-inch metal post for the southeast corner of said Taylor Tract, being in the west line of said Sparks Tract, for the northeast corner of a tract of land conveyed unto Donald W. Mather and Melanie Mather, by deed recorded under County Clerk's File No. T219374 of the Official Public Records of Harris County, Texas, and for the southeast corner of the said tract herein described;

THENCE West with the south line of said Taylor Tract and the north line of said Mather Tract, a distance of 484.00 feet to a found 1/2-inch iron rod in the east right-of-way line of said Luella Avenue for the southwest corner of said Taylor Tract, for the northwest corner of said Mather Tract, and for the southwest corner of the said tract herein described;

THENCE North with the east right-of-way line of said Luella Avenue and the west line of said Taylor Tract, a distance of 112.50 feet to the POINT OF BEGINNING and containing 1.250 acres (54,450 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. dated 4-22-10, job number 4-9871-10.

Survey 1, Inc.
P.O. Box 2543
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