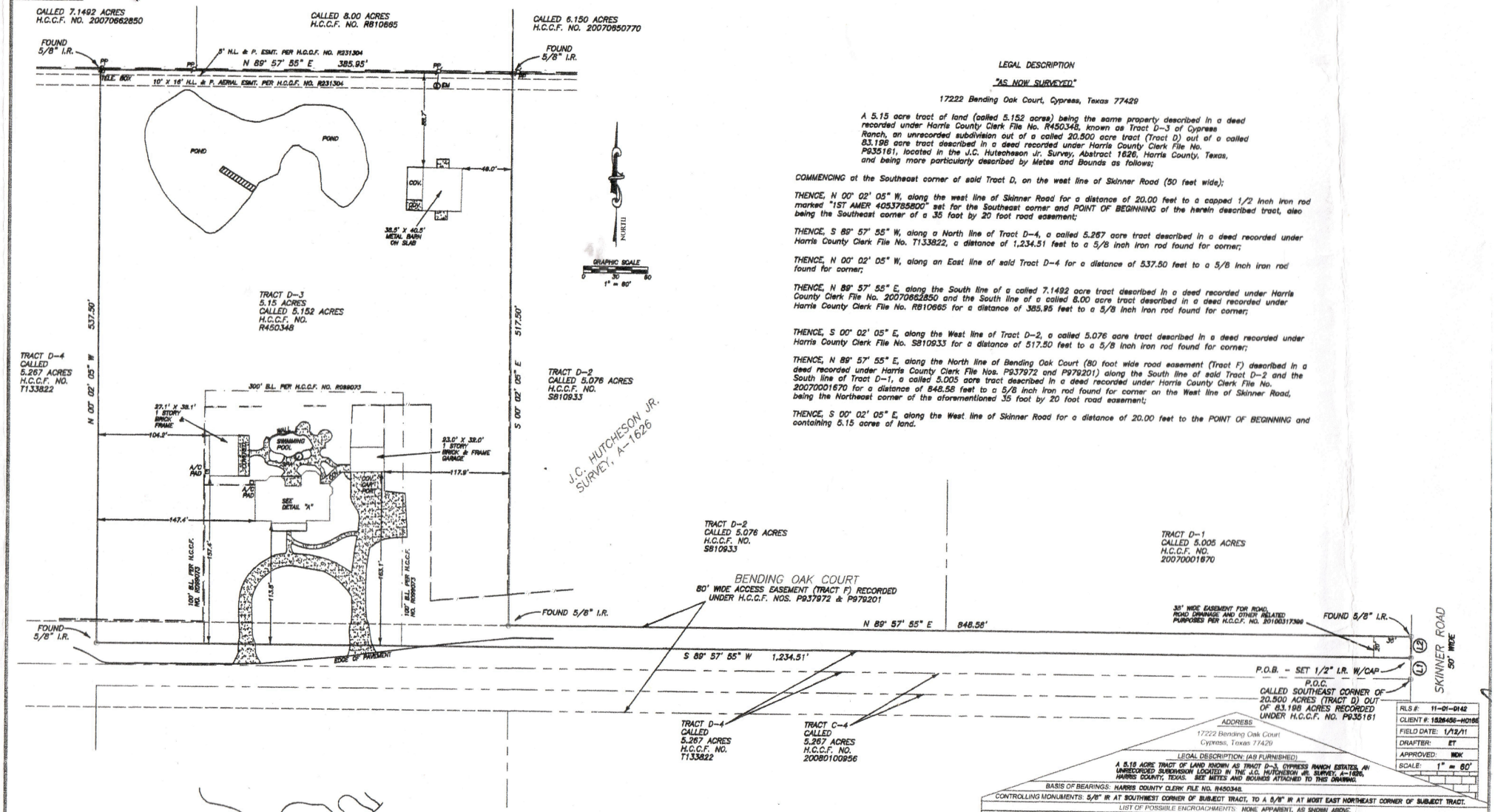
BOUNDARY SURVEY
***1526456***
***1526456***




## LEGAL DESCRIPTION

### "AS NOW SURVEYED"

17222 Bending Oak Court, Cypress, Texas 77429

A 5.15 acre tract of land (called 5.152 acres) being the same property described in a deed recorded under Harris County Clerk File No. R450348, known as Tract D-3 of Cypress Ranch, an unrecorded subdivision out of a called 20.500 acre tract (Tract D) out of a called 83.198 acre tract described in a deed recorded under Harris County Clerk File No. P935161, located in the J.C. Hutcheson Jr. Survey, Abstract 1626, Harris County, Texas, and being more particularly described by Metes and Bounds as follows;

COMMENCING at the Southeast corner of said Tract D, on the west line of Skinner Road (50 feet wide);

THENCE, N 00° 02' 05" W, along the west line of Skinner Road for a distance of 20.00 feet to a capped 1/2 inch iron rod marked "1ST AMER 4053785800" set for the Southeast corner and POINT OF BEGINNING of the herein described tract, also being the Southeast corner of a 35 foot by 20 foot road easement;

THENCE, S 89° 57' 55" W, along a North line of Tract D-4, a called 5.267 acre tract described in a deed recorded under Harris County Clerk File No. T133822, a distance of 1,234.51 feet to a 5/8 inch iron rod found for corner;

THENCE, N 00° 02' 05" W, along an East line of said Tract D-4 for a distance of 537.50 feet to a 5/8 inch iron rod found for corner;

THENCE, N 89° 57' 55" E, along the South line of a called 7.1492 acre tract described in a deed recorded under Harris County Clerk File No. 20070662850 and the South line of a called 8.00 acre tract described in a deed recorded under Harris County Clerk File No. R810665 for a distance of 385.95 feet to a 5/8 inch iron rod found for corner;

THENCE, S 00° 02' 05" E, along the West line of Tract D-2, a called 5.076 acre tract described in a deed recorded under Harris County Clerk File No. S810933 for a distance of 517.50 feet to a 5/8 inch iron rod found for corner;

THENCE, N 89° 57' 55" E, along the North line of Bending Oak Court (80 foot wide road easement (Tract F) described in a deed recorded under Harris County Clerk File Nos. P937972 and P979201) along the South line of said Tract D-2 and the South line of Tract D-1, a called 5.005 acre tract described in a deed recorded under Harris County Clerk File No. 20070001670 for a distance of 848.58 feet to a 5/8 inch iron rod found for corner on the West line of Skinner Road, being the Northeast corner of the aforementioned 35 foot by 20 foot road easement;

THENCE, S 00° 02' 05" E, along the West line of Skinner Road for a distance of 20.00 feet to the POINT OF BEGINNING and containing 5.15 acres of land.

RESTRICTIVE COVENANTS RECORDED UNDER H.C.C.F. NO. R099073.

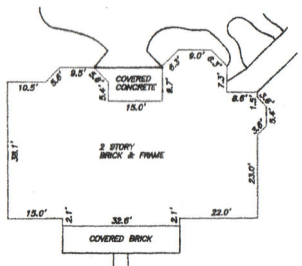
CITY OF HOUSTON ORDINANCE #85-1878 RECORDED UNDER H.C.C.F. NO. N253886.

BLANKET UTILITY EASEMENT RECORDED UNDER H.C.C.F. NO. R099073.

### LINE CHART

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00° 02' 05" W | 20.00' |
| L2 | S 00° 02' 05" E | 20.00' |

ALL IRON RODS SET BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"




DETAIL "A"
NOT TO SCALE

| | |
|---|---|
| RLS #: | 11-01-0142 |
| CLIENT #: | 1526456-H0186 |
| FIELD DATE: | 1/12/11 |
| DRAFTER: | ET |
| APPROVED: | WDK |
| SCALE: | 1" = 60' |

ADDRESS: 17222 Bending Oak Court, Cypress, Texas 77429

LEGAL DESCRIPTION: (AS FURNISHED) A 5.15 ACRE TRACT OF LAND KNOWN AS TRACT D-3, CYPRESS RANCH ESTATES, AN UNRECORDED SUBDIVISION LOCATED IN THE J.C. HUTCHESON JR. SURVEY, A-1626, HARRIS COUNTY, TEXAS. SEE METES AND BOUNDS ATTACHED TO THIS DRAWING.

BASIS OF BEARINGS: HARRIS COUNTY CLERK FILE NO. R450348.

CONTROLLING MONUMENTS: 5/8" IR AT SOUTHWEST CORNER OF SUBJECT TRACT, TO A 5/8" IR AT MOST EAST NORTHEAST CORNER OF SUBJECT TRACT.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

SURVEYOR INFORMATION:
RESIDENTIAL LAND SERVICES
11815 S. Southwest Fwy., Building E
Houston, TX 77031
FAX: (281) 498-8014
PHONE: (281) 498-1895
WWW.RESIDENTIALSURVEYS.COM

First American Title Company

Prudential GARY GREENE REALTORS

SeeMyNewHome!

SURVEYOR FILE NUMBER: 11-01-0071

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)
FIRST AMERICAN TITLE INSURANCE COMPANY
JERRY G. HARDOUIN AND CAROLYN S. HARDOUIN

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING STATE REVIEWS AND PERMITS AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED

LEGEND
LS =LIGHT STANDARD
FH =FIRE HYDRANT
PP =POWER POLE
EM =ELECTRIC METER
WM =WATER METER
IRF =IRON ROD FOUND
IRS =IRON ROD SET
B.L. =BUILDING LINE
U.E. =UTILITY EASEMENT
OVERHEAD UTILITY LINE
CHAIN LINK FENCE
WOOD FENCE
IRON FENCE
=ASPHALT
=GRAVEL
=CONCRETE

FLOOD NOTE
(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PROVIDED BY FIRST AMERICAN FLOOD DATA REVISED ON 01/05/11, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "C" PER F.E.M.A. PANEL NUMBER 480292 0465G.
LAST FLOOD DATE: 01/11/07. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AREA SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
FOR ALL INQUIRIES CONTACT: RLS
rls.info@sbcglobal.net
(713)376-6880
FORM 0 (TX)

SURVEYOR'S CERTIFICATE

I, WARD D. KELSEY, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4304, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

STATE OF TEXAS REGISTERED WARD D. KELSEY 4304 PROFESSIONAL LAND SURVEYOR

FOR THE FIRM

SURVEYOR: WARD D. KELSEY DATED: 1-12-11

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

| DATE | REVISION | DATE | REVISION |
|---|---|---|---|

Reviewed & Accepted by: Date / Date