

- LEGEND**
- TRAFFIC SIGN
 - TELEPHONE ENCLOSURE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - POWER POLE
 - POWER POLE w/DOWN GUY
 - STREET/AREA LIGHT
 - GAS VALVE
 - GAS METER
 - STORM/SAN/CHILLWATER MANHOLE
 - ROOF OVERHANG
 - CORRUGATED METAL PIPE
 - IRON PIPE
 - IRON ROD
 - CENTERLINE
 - PINCH TOP PIPE
 - PULL BOX
 - NO PARKING SIGN
 - CURB INLET
 - SQUARE INLET
 - TRAFFIC SIGNAL POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - SANITARY CLEAN OUT

CALL 6.9351 AC.
H & B. DEVELOPMENT CORP.
TO
BRIDLE OAKS ESTATES PROPERTY
OWNERS ASSOCIATION
C.F. Y-115905
12-07-2004

CALL 41-2927 AC.
YNN, INC.
TO
DARWIN SEIDEL
C.F. RP-2017-460271
09-16-2016

CALL 10.22 AC.
H.C.F.C.D.
VS.
ALLEN D. HOWARD, ET AL
C.F. RP-2021487691
08-26-2021

CALL 18.4535 AC..
MELVIN DWIGHT ROBY
TO
H.C.F.C.D.
C.F. RP-2019-145567
04-10-2019

CALL 15.2625 AC.
RUSSELL LINDLEY, ET UX
TO
THOMAS BLAKE MCBETH
C.F. 20100407049
09-17-2010

METES AND BOUNDS DESCRIPTION
10.7804 ACRES OUT OF THE
JACOB DUCKWORTH SURVEY, A-227
HARRIS COUNTY, TEXAS

All that certain 10.7804 acre tract of land in the Jacob Duckworth Survey, A-227, Harris County, Texas, being a portion of a called 21.0016 acre tract of land described in a deed dated 03-12-2019 from Frontier Custom Home Builders, Inc. to Allen D. Howard and Linnie O. Howard Trustees filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number RP-2019-101265 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted surface values by applying a scale factor of 0.999931790401.

BEGINNING at a found 5/8" iron rod with cap in the east line of a called 15.2625 acre tract of land described in a deed dated 09-17-2010 from Russell Lindley, Et Ux to Thomas Blake McBeth filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20100407049 having coordinates of Y=13934729.57, X=3001200.11;

THENCE N 87°46'43" E - 905.12', with the north line of a called 10.158 acre tract of land described in a deed dated 06-16-2010 from Paul A. Ducharme, Sandra R. Ducharme Revocable Living Trust to Paul A. Ducharme, Et Ux filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20100262726 to a set 5/8" iron rod with cap for corner;

THENCE with the south line of that certain called 10.22 acre tract of land recorded in a judgement dated 08-26-2021 from Allen D. Howard et al to Harris County Flood Control District filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 2021487691 for the following 5 courses and distances:

THENCE N 40°45'37" W - 421.17' to a set 5/8" iron rod with cap for angle point;

THENCE N 06°56'08" W - 174.78' to a point on a curve to the left, having a central angle of 95°01'43", a radius of 217.23', a chord which bears N 64°37'31" W-320.39';

THENCE with said curve for an arc distance of 360.29' to a set 5/8" iron rod with cap for corner;

THENCE N 90°00'00" W - 106.29' to a set 5/8" iron rod with cap for angle point;

THENCE N 67°21'47" W - 267.64' to a set 5/8" iron rod with cap for corner;

THENCE S 02°34'04" E - 768.68', with the aforementioned east line to the POINT OF BEGINNING containing 10.7804 acres, (469,595 square feet) of land more or less.

BRIDLE OAK DRIVE

10' CENTERPOINT ESMT.
C.F. NO. W189411
10' SOUTHWESTERN BRILL ESMT.
C.F. NO. W182473

P.O.B.
10.7804 AC.
Y=13934729.57
X=3001200.11
FND 5/8" IR
W/CAP

CALL 10.158 AC.
PAUL A. DUCHARME
SANDRA R. DUCHARME
REVOCABLE LIVING TRUST
TO
PAUL A. DUCHARME, ET UX
C.F. 20100262726
06-16-2010

JACOB DUCKWORTH SURVEY, A-227

CALL 21.0016 AC.
FRONTIER CUSTOM HOME BUILDERS, INC.
TO
ALLEN D. HOWARD & LINNIE O. HOWARD, TR.
C.F. RP-2019-101265
03-12-2019

10.7804 AC.
469,595 S.F.

POND

200' BUILDING LINE C.F. NO. 2007011097

1 STORY
STONE & STUCCO
GUEST HOUSE

1 STORY
STONE & STUCCO

16830 BRIDLE OAK DR.

1 STORY
STONE & STUCCO
GARAGE

65' BUILDING LINE C.F. NO. 2007011097

N 87°46'43" E-905.12'

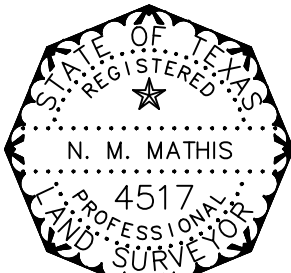
CALL 3.9099 AC & 21.2106 AC..
JEFFREY JAY GULLEY
TO
JENNIFER GULLEY
C.F. RP-2020-314319
07-15-2020

SCHEDULE B EXCEPTIONS

- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - Rights of parties in possession. (Owner Title Policy only)
 - All charges, liens, and assessments payable to Bridle Oak Estates Property Owners Association, Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. S975662, and annexed by Clerk's File No. V392282 of the Real Property Records of Harris County, Texas. This lien having been subordinated therein to the lien of any first mortgage.
 - An easement ten (10) feet wide located in the most southwest corner of the property, as granted to Southwestern Bell Telephone, L.P., as reflected by instrument recorded under Clerk's File No. W182473 of the Real Property Records of Harris County, Texas.
 - An easement ten (10) feet wide located in the most southwest corner of the property, as granted to Reliant Energy, Incorporated, d/ba CenterPoint Energy Houston Electric and Reliant Energy Entex, a division of Reliant Energy Incorporated, by instrument recorded under Harris Clerk's File No. W189411 of the Real Property Records of Harris County, Texas.
 - An exclusive and perpetual easement of full use and enjoyment of that part of any Connective Strip which lies between the westerly boundary of the Owner's Lot and the Private Street, as granted to each Lot and each Owner of a Lot in the subdivision by the Declarant in the instruments recorded under Clerk's File Nos. S975662 and V392282 of the Real Property Records of Harris County, Texas.
 - Variance as to the building set back lines for the front and side property line, changing the front to 200 feet and the side to 65 feet, as reflected by instrument recorded under Clerk's File No. 20070111097 of the Real Property Records of Harris County, Texas. (as to the Residence)
 - Building setback line, 50 feet in width along the rear property line, as recorded under Clerk's File No. V392282 of the Real Property Records of Harris County, Texas. (as to any building)
 - Building setback line, 50 feet in width along the side property line, as recorded under Clerk's File No. V392282 of the Real Property Records of Harris County, Texas. (as to a barn)
 - Any rights, easements, interests or claims which may exist by reason of Service Utilities, and concrete or pavement extends outside the property and work area, as reflected on survey drawing made by SAMAK FARIABI, Registered Engineer. No. 57839, dated April 9, 2021 (As to Owners Policy only)
 - A 1/6th non-participating royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded under Clerk's File No. K890940 of the Real Property Records of Harris County, Texas.
 - A 1/6th non-participating royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded under Clerk's File No. K890941 of the Real Property Records of Harris County, Texas.
 - A 1/6th non-participating royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded under Clerk's File No. K890942 of the Real Property Records of Harris County, Texas.
 - An interest in all or a portion of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in Notice of Facts recorded in/under County Clerk's File No. 20180345377 of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 - A mutual release of liability as to fence line as reflected by the instrument made by and between H & B Development Corp. and YNN, Inc., filed for record on February 22, 2001 under County Clerk's File No. U889889, and re-filed under Clerk's File No. 20070216877 of the Real Property Records of Harris County, Texas.
 - This Company shall have no liability nor responsibility to defend, any part of the property described herein against any right, title, interest or claim (valid or invalid) of any character had or asserted by the State of Texas or by any other Government or Governmental authority or by the public generally, (1) in and to portions of the above described property which may be within the bed, shore, or banks of a perennial stream or lake navigable in fact or by law; or within the bed or shore or the beach adjacent thereto of a body of water affected by the ebb and flow of the tide; and (2) in and to portions of the above described property which may be between the water's edge and a line of vegetation on the upland or for any claim or right for ingress thereto or egress therefrom.
 - All terms, conditions, and provisions of that certain Certificate of Non-Compliance with the Regulations of Harris County, Texas for Flood Plain Management, recorded in/under County Clerk's File No. RP-2020-247740 of the Official Public Records of Harris County, Texas.
 - Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

TO: ALLEN HOWARD, RAYMOND JAMES BANK, STEWART TITLE GUARANTY COMPANY;

This is to certify that this map or plat and the survey on which it is based were made and in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8(a), 9, 10, 11(a)(i), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 09-07-2021.



09-07-2021
DATE
N. M. MATHIS
4517
R.P.L.S. NO.

GENERAL NOTES

- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983. COORDINATES REFLECT GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 0.999931790401.
- A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP, DATED JUNE 18, 2007 MAP NO. 46201C0215L, "ZONE 'X' SHADED & AE", PROMULGATED BY THE ADMINISTRATOR OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF THE UNITED STATES. ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE PROGRAM AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- FOR ADDITIONAL BUILDING RESTRICTION, SEE RESTRICTIVE COVENANTS.
- ALL CORNERS ARE SET 5/8" IRON RODS WITH CAPS UNLESS OTHERWISE NOTED.

PREJEAN & COMPANY, INC.
surveying / mapping

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-467-MAPS

ALTA NSPS LAND TITLE SURVEY

10.7804 ACRES OUT OF THE

JACOB DUCKWORTH SURVEY, A-227

HARRIS COUNTY, TEXAS

09-07-2021 1"=50' JOB NO. 352-1

GF NO. 892989

STEWART TITLE
GUARANTY COMPANY