

**25131 Salt Grass Trail Way**

Being a tract of land situated in the Houston & Texas Railway Company 640 Acre Survey, Abstract. No. 451, Harris County, Texas, same being a portion of a tract of land conveyed to Randy L. Henry and Mary S. Henry, husband and wife, by deed recorded in Instrument Number S907037, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Unrestricted Reserve "A", Block 1, of Bihner Katy Park, an Addition to Harris County, Texas, according to the Plat thereof recorded Film Code Number 681172, Map Records of Harris County, Texas, and lying on the South line of Salt Grass Trail Way (public right-of-way);

THENCE South 00 degrees 03 minutes 11 seconds West, along the West line of said Unrestricted Reserve "A", a distance of 290.06 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to David Hall and Brenda Hall, by deed recorded in Instrument Number R089192, Official Public Records of Harris County, Texas;

THENCE South 89 degrees 52 minutes 20 seconds West, along the North line of aforesaid Hall tract, a distance of 254.03 feet to a point for corner, said corner being the Southeast corner of a tract of land conveyed to Ace Beaute LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number RP-2018-473073, Official Public Records of Harris County, Texas;

THENCE North 00 degrees 07 minutes 39 seconds West, along the East line of aforesaid Ace Beaute LLC tract, a distance of 195.79 feet to a point for corner, said corner being the Northeast corner of aforesaid Ace Beaute LLC tract;

THENCE South 89 degrees 52 minutes 20 seconds West, along a North line of aforesaid Ace Beaute LLC tract, a distance of 100.51 feet to a point for corner;

THENCE South 44 degrees 59 minutes 49 seconds West, along the Northwest line of aforesaid Ace Beaute LLC tract, a distance of 34.20 feet to a point for corner;

THENCE South 89 degrees 52 minutes 20 seconds West, along a North line of aforesaid Ace Beaute LLC tract, a distance of 243.22 feet to a point for corner, said corner being the Northwest corner of aforesaid Ace Beaute LLC tract, same lying on the East line of Town Park Addition, Section One, an Addition to Harris County, Texas, according to the Plat thereof recorded Volume 276, Page 64, Map Records of Harris County, Texas, and being the centerline of Katy Hockley Cut Off Road (public right-of-way);

THENCE North, along the aforementioned East line of Town Park Addition, Section One, and centerline of Katy Hockley Cut Off Road, a distance of 118.45 feet to a point for corner, said corner being the intersection of the aforementioned centerline of Katy Hockley Cut Off Road and the aforementioned South line of Salt Grass Trail Way;

THENCE North 89 degrees 52 minutes 39 seconds East, along the aforementioned South line of Salt Grass Trail, a distance of 622.65 feet to the POINT OF BEGINNING and containing 114,664 square feet or 2.63 acres of land.

**SURVEYOR'S CERTIFICATE**

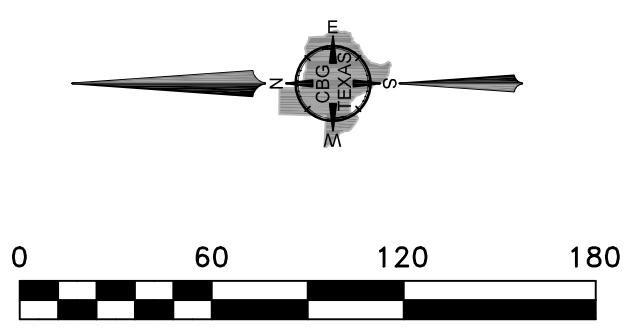
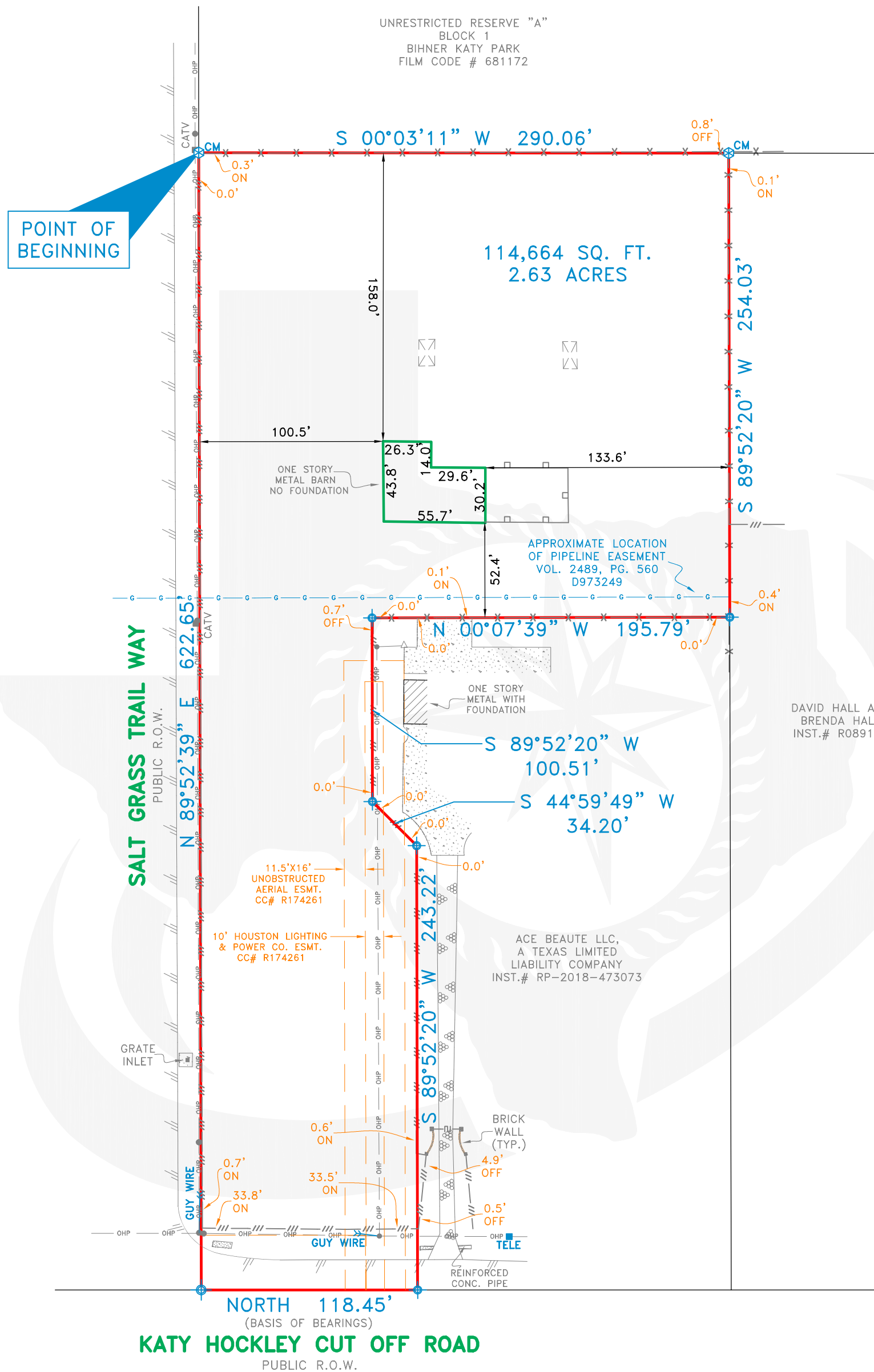
The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to The Client, that, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 4th day of May, 2021

Todd Fincher  
Registered Professional Land Surveyor No. 5633



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



NOTE: According to the F.I.R.M. in Map No. 48201C0595M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:  
BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. S907037.  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
⊗	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊕	FENCE POST CORNER
⊗	"X" FOUND / SET
⊙	5/8" ROD FOUND
⊕	UNDERGROUND ELECTRIC
⊙	OVERHEAD ELECTRIC
⊕	POWER POLE
⊕	POINT FOR CORNER
⊕	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
⊕	AIR CONDITIONING
⊕	FIRE HYDRANT
⊕	OVERHEAD ELECTRIC SERVICE
⊕	OVERHEAD POWER LINE
⊕	CONCRETE PAVING
⊕	DOUBLE SIDED WOOD FENCE
⊕	ASPHALT PAVING
⊕	CHAIN LINK FENCE
⊕	WOOD FENCE
⊕	0.5' WIDE TYPICAL BARBED WIRE
⊕	IRON FENCE
⊕	PIPE FENCE
⊕	COVERED PORCH, DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	05/04/2021	2108748	N/A	CAJ

**METES AND BOUNDS**

H. & T. C. R. R. COMPANY SURVEY, ABSTRACT NO. 451

HARRIS COUNTY, TEXAS

25131 SALT GRASS TRAIL WAY