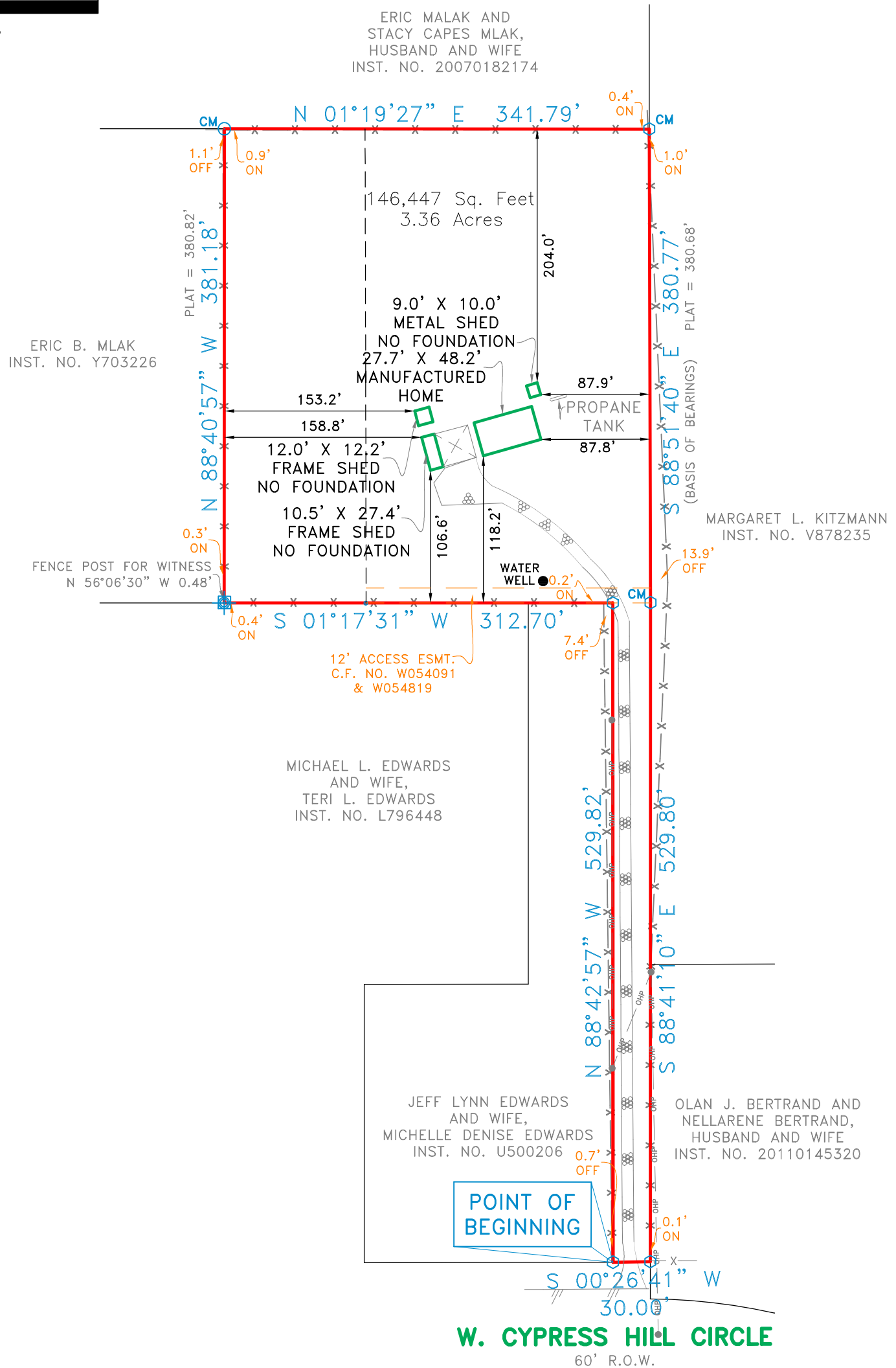


SCALE: 1" = 100'



### 17825 W. Cypress Hill Circle

Being a tract of land situated in the Charles Bahr Survey, Abstract No. 153, Harris County, Texas, same being that tract of land conveyed to Betty K. Woods, by deed recorded in Instrument No. P654854, Real Property Records, Harris County, Texas, and being conveyed to Jonah Woods, by deed recorded in Instrument No. W054818, Real Property Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the Northeast corner of that tract of land conveyed to Jeff Lynn Edwards and wife, Michelle Denise Edwards, by deed recorded in Instrument No. U500206, Real Property Records, Harris County, Texas, and being along the West line of W. Cypress Hill Circle (60 foot right-of-way);

THENCE 88 degrees 42 minutes 57 seconds West, along the North line of said Edwards tract, a distance of 529.82 feet to a 1 inch iron pipe found for corner, said corner being the Northwest corner of said Edwards tract;

THENCE South 01 degrees 17 minutes 31 seconds West, along the West line of said Edwards tract, and passing a tract of land conveyed to Michael L. Edwards and wife, Teri L. Edwards, by deed recorded in Instrument No. L796448, Real Property Records, Harris County, Texas, a distance of 312.70 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to Eric B. Mlak, by deed recorded in Instrument No. Y703226, Real Property Records, Harris County, Texas, from which a fence post found for witness bears North 56 degrees 06 minutes 30 seconds West, a distance of 0.48 feet;

THENCE North 88 degrees 40 minutes 57 seconds West, along the North line of said Mlak tract, a distance of 381.18 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Mlak tract, and being along the East line of that tract of land conveyed to Eric Mlak and Stacy Capes Mlak, husband and wife, by deed recorded in Instrument No. 20070182174, Real Property Records, Harris County, Texas;

THENCE North 01 degrees 19 minutes 27 seconds East, along said East line of said Mlak tract (20070182174), a distance of 341.79 feet to a 1 inch iron pipe found for corner, said corner being along the South line of that tract of land conveyed to Margaret L. Kitzmann, by deed recorded in Instrument No. V878235, Real Property Records, Harris County, Texas;

THENCE South 88 degrees 51 minutes 40 seconds East, along the South line of said Kitzmann tract, a distance of 380.77 feet to a 1 inch iron pipe found for corner;

THENCE South 88 degrees 41 minutes 10 seconds East, along the South line of said Kitzmann tract, and passing a tract of land conveyed to Olan J. Bertrand and Nellarene Bertrand, husband and wife, by deed recorded in Instrument No. 20110145320, Real Property Records, Harris County, Texas, a distance of 529.80 feet to a 1 inch iron pipe found for corner, said corner being along the East line of said W. Cypress Hill Circle;

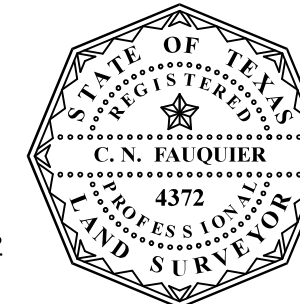
THENCE South 00 degrees 26 minutes 41 seconds West, along the East line of said W. Cypress Hill Circle, a distance of 30.00 feet to the POINT OF BEGINNING and containing 146,447 square feet or 3.36 acres of land.

### SURVEYOR'S CERTIFICATE

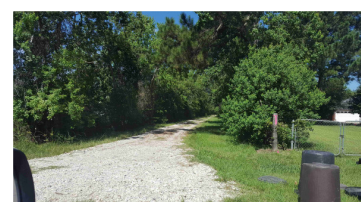
The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Great American Title Company and William Billot LLC, in connection with the transaction described in G.F. No. 53889-GAT75 that, (a) this survey and the property description set forth hereon were prepared from an actual 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 are 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 1st day of August, 2017

  
C.N. Fauquier  
Registered Professional Land Surveyor No. 4372



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



NOTE: According to the F.I.R.M. in Map No. 48201C0215L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:  
1) BEARINGS ARE BASED UPON DEED RECORDED IN INSTRUMENT NO. W054818.  
2) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	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
●	UNDERGROUND ELECTRIC POWER POLE
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	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
—	UNDERGROUND ELECTRIC SERVICE
—	OVERHEAD POWER LINE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	08/01/17	1716484	SEE CERT.	JA

**METES & BOUNDS**

CHARLES BAHR SURVEY, ABSTRACT NO. 153

HARRIS COUNTY, TEXAS

17825 W. CYPRESS HILL CIRCLE