

LEGEND / ABBREVIATIONS

- | | | | |
|--------------------|------|------------|--------------------------------|
| WOOD FENCE | —//— | C.F. | CLERK'S FILE NUMBER |
| POWER POLE | —○— | FND. | FOUND |
| OVERHEAD LINE | —○— | I.R. | IRON ROD |
| TELEPHONE PEDESTAL | —○— | I.P. | IRON PIPE |
| PROPERTY MARKER | ○ | O.P.R.R.P. | OFFICIAL PUBLIC RECORDS OF |
| | | H.C.T. | HARRIS COUNTY, TEXAS |
| | | P.O.B. | POINT OF BEGINNING |
| | | P.O.C. | POINT OF COMMENCEMENT |
| | | R.O.W. | RIGHT OF WAY |
| | | "S" | SET 5/8 INCH IRON ROD WITH CAP |
| | | | STAMPED "LANDPOINT 10194172" |



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

Being 2.00 acres (86,961 square feet) of land, all of a called 1.9992 acres, conveyed to Joe Allen Cunningham, by deed recorded under County Clerk's file Number (C.F.) U583062 Official Public Records Real Property of Harris County, Texas (O.P.R.R.P., H.C.T.), said 2.00 acre tract lying in the F. Benignus Survey, Abstract 1463 and being more particularly described by metes and bounds as follows;

COMMENCING at a found 1/2 inch iron rod in the east right-of-way (R.O.W.) of Bobcat Trail, 60' Public R.O.W., marking the southwest corner of a called 1.9513 acres, conveyed to said Joe Allen Cunningham, by deed recorded under C.F. V310092 O.P.R.R.P. H.C.T.;

THENCE North 00°14'15" West, along said R.O.W., a distance of 165.91 feet to a found 5/8 inch iron rod, marking the northwest corner of said 1.9513 acres, also being the southwest corner said 1.9992 acres, also being the POINT OF BEGINNING;

THENCE North 00°14'15" West (called North 00°22'34" East), along said R.O.W., a distance of 170.07 feet to a point for corner, marking the southwest corner of a called 2.000 acres, conveyed to Dawn Ashby, by deed recorded under C.F. 20090583422 O.P.R.R.P. H.C.T., also being the northwest corner of the herein described tract, from which a found 5/8 inch iron rod bears North 80°09'07" East, a distance of 0.76 feet;

THENCE North 89°57'35" East, along the south line of said Ashby tract, a distance of 511.46 feet (called 513.04') to a point for corner in the west line of a called 64.0279 acres, conveyed to Steve Baker and wife, Joni Baker, by deed recorded under C.F. 20080540962 O.P.R.R.P. H.C.T., marking the southeast corner of said Ashby tract, also being the northeast corner of the herein described tract, from which a found 5/8 inch iron rod with cap bears North 04°15'57" East, a distance of 1.13 feet;

THENCE South 00°16'38" East (called South 00°11'44" West), along said east line, a distance of 141.89 feet (called 141.68') to a found 1 inch iron pipe, marking the common corner of said 64.0279 acres and a called Tract I, 50.4914 acres, conveyed to Cunningham Interests II, LTD., by deed recorded under C.F. 20140201269 O.P.R.R.P. H.C.T., also being an angle point of the herein described tract;

THENCE South 00°13'02" West (called 00°53'51" West), along the west line of said 50.4914 acres, a distance of 28.07 feet (called 28.28') to a set 5/8 inch iron rod with cap, marking the northeast corner of said 1.9513 acres, also being the southeast corner of the herein described tract;

THENCE South 89°56'51" West, along the north line of said 1.9513 acres, a distance of 511.34 feet (called 511.88') to the POINT OF BEGINNING and containing a computed 2.00 acres (86,961 square feet) of land.

LINE TABLE

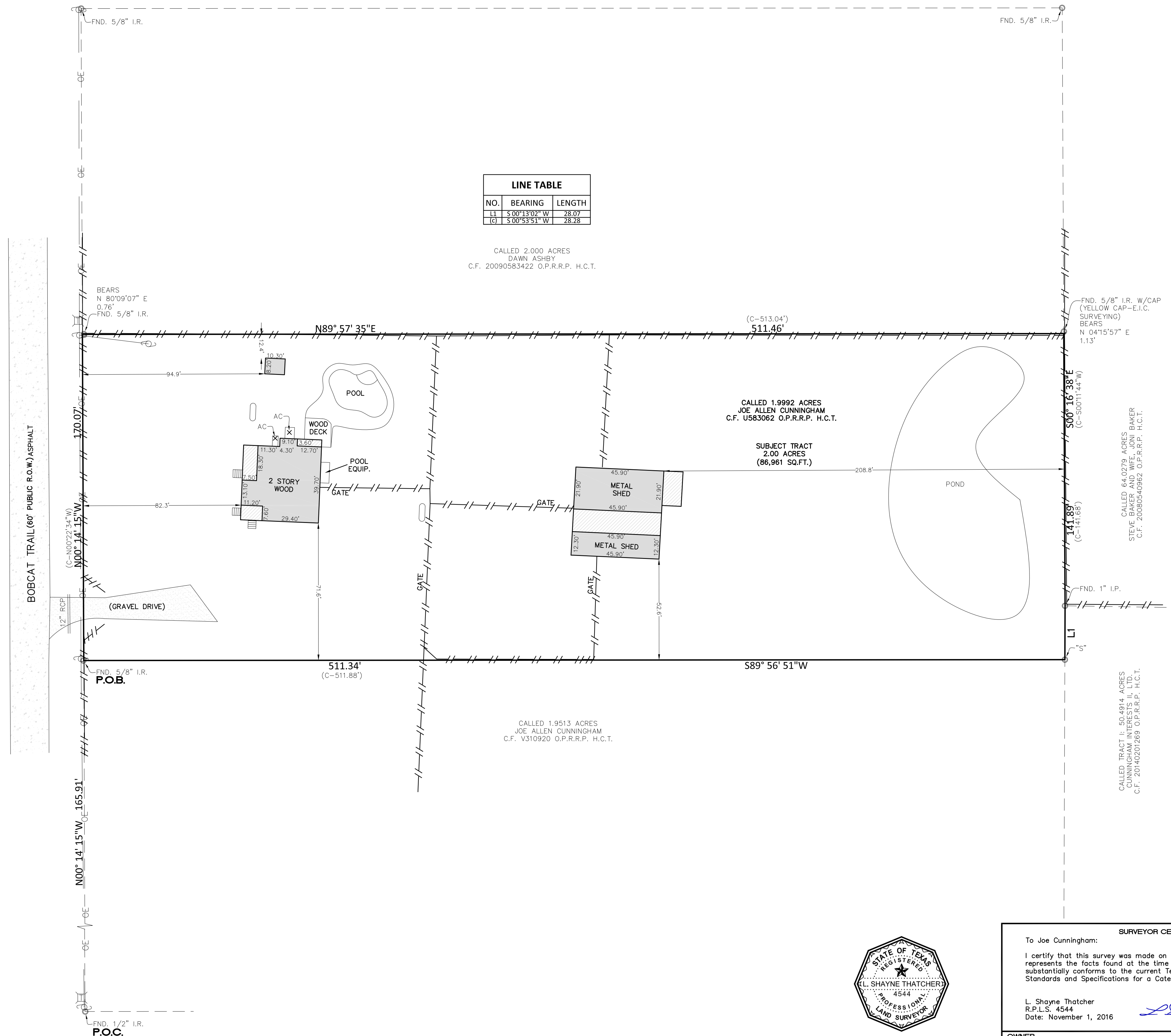
NO.	BEARING	LENGTH
LI	S 00°13'02" W	28.07
LI	S 00°53'51" W	28.28

CALLED 2.000 ACRES
DAWN ASHBY
C.F. 20090583422 O.P.R.R.P. H.C.T.

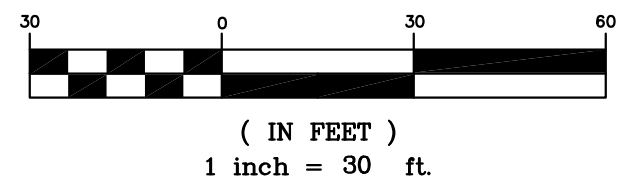
CALLED 1.9992 ACRES
JOE ALLEN CUNNINGHAM
C.F. U583062 O.P.R.R.P. H.C.T.

SUBJECT TRACT
2.00 ACRES
(86,961 SQ.FT.)

CALLED 1.9513 ACRES
JOE ALLEN CUNNINGHAM
C.F. V310920 O.P.R.R.P. H.C.T.



GRAPHIC SCALE



GENERAL NOTES

- The surveyor has not abstracted the site. This survey was preformed without benefit of title commitment and may not show all easements and encumbrances of record.
- The professional service reflected on this plot of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearings based on the north line of a called 1.9992 acres, recorded under C.F. U583062 O.P.R.R.P. H.C.T.
- Property lies within the city limits of the City of Cypress and is subject to all building setbacks, platting requirements and other development requirements of that entity.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Harris County, Texas, Map Number 48201C0220L, effective date of June 18, 2007, and the map indicates this tract to be in "Zone "AE", determined to be inside 100 year flood plain"; All of this plot lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas. Warning: If this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

BOUNDARY SURVEY
2.00 ACRES (86,961 SQ.FT.)
ALL OF A CALLED 1.9992 ACRES
IN THE
F. BENIGNUS SURVEY, ABSTRACT 1463
HARRIS COUNTY, TEXAS



SURVEYOR CERTIFICATION	
To Joe Cunningham:	
I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.	
L. Shayne Thatcher R.P.L.S. 4544 Date: November 1, 2016	<i>[Signature]</i>
OWNER	FIELD BOOK 24/297
JOE CUNNINGHAM	FIELD WORK I.P.
	DATE 10-24-16
	DRAFTING SPR
PURCHASER	DATE 11-01-16
	CHECKED RS
	DATE 11-01-16
ADDRESS	MTGE. CO.
16707 BOBCAT TRAIL	G.F. NO.
CYPRESS, TX 77429	SCALE 1"=30'
	KEY MAP
	JOB. NO. 16-1465

TOWN AND COUNTRY SURVEYORS

— A LANDPOINT COMPANY
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8730

TBPLS REG. NO. 10194172

SHEET 1 OF 1

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