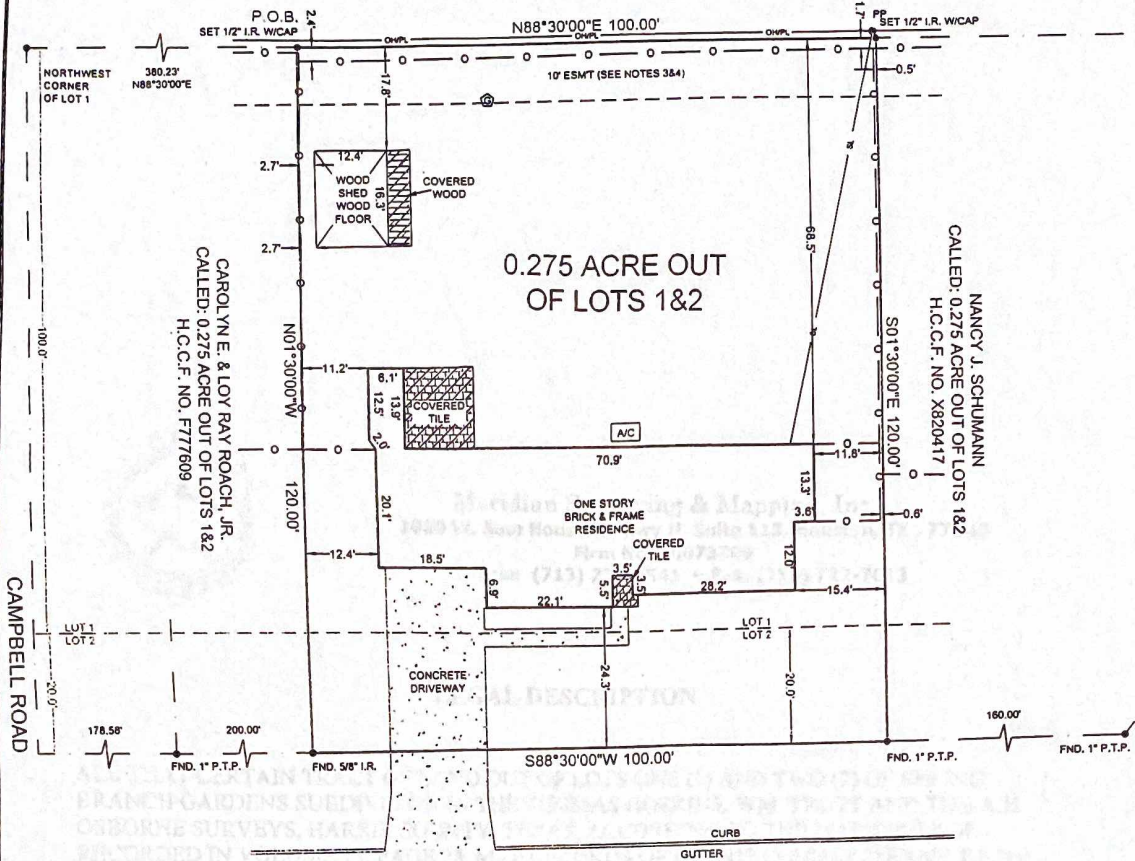


SOUTH ALLEGRO STREET (60' R.O.W.)



CAROLYN E. & LOY RAY ROACH, JR.
CALLED: 0.275 ACRE OUT OF LOTS 1&2
H.C.C.F. NO. F777609

NANCY J. SCHUMANN
CALLED: 0.275 ACRE OUT OF LOTS 1&2
H.C.C.F. NO. X820417

0.275 ACRE OUT OF LOTS 1&2

CATHEY LANE (60' R.O.W.)

David John Matlock
Rosine Keeler Matlock x 7/24/15

NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE COMPANY UNDER GF NO. 15003421, DATED 7-1-15.
 - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 - SUBJECT TO A 10' UTILITY EASEMENT BY VOL. 2898, PG. 102, H.C.D.R.
 - SUBJECT TO A 10' GAS PIPELINE EASEMENT BY VOL. 2820, PG. 42, H.C.D.R.
 - SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT OF UNDISCLOSED WIDTH AND LOCATION BY VOL. 426, PG. 50, H.C.D.R. FOUND NO ABOVE GROUND EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY.
 - SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT OF UNDISCLOSED WIDTH AND LOCATION BY VOL. 886, PG. 486, H.C.D.R. & AMENDED BY VOL. 2634, PG. 105, H.C.D.R. FOUND NO ABOVE GROUND EVIDENCE WITHIN SUBJECT PROPERTY PER FIELD INSPECTION AT TIME OF SURVEY.
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON ORDINANCES.
- BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT.



LEGEND	
— OHPL —	OVERHEAD POWER LINE
● PP	POWER POLE
— SL —	SERVICE LINE
●	PROPERTY CORNER
⊙	CONTROL MONUMENT
○	CHAINLINK FENCE
⊗	GAS METER

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48201C0645L, DATED: 6-18-07. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT		SUBDIVISION	
0.275 ACRE OUT OF LOTS 1 & 2 (SEE METES & BOUNDS)		SPRING BRANCH GARDENS	
BLOCK	SECTION	RECORDATION	
-	-	VOL. 13, PG. 28, H.C.M.R.	
COUNTY	STATE	I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 13th DAY OF JULY, 2015.	
HARRIS	TEXAS		
LENDER Co.	-		
TITLE Co.	OLD REPUBLIC TITLE COMPANY		
PURCHASER	PATCHESTER TAMMY HOLDINGS LLC		
ADDRESS	9114 CATHEY LANE HOUSTON, TEXAS		

STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
5462
RONNIE WILLIS

MERIDIAN SURVEYING & MAPPING

TEL. (713) 722-7543 FAX (713) 722-7613

JOB No.	15-28533	
G.F. No.	15003421	
FIELD WORK	07-13-15	GH
DRAFTED BY	07-14-15	WJ
CHECKED BY	07-14-15	RW
KEY MAP	450U	
REVISION	-	



Meridian Surveying & Mapping, Inc.
1080 W. Sam Houston Pkwy N, Suite 113, Houston, TX . 77043
Firm No. 10073700
Tele: (713) 722-7541 • Fax: (713) 722-7613

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF LAND OUT OF LOTS ONE (1) AND TWO (2) OF SPRING BRANCH GARDENS SUBDIVISION IN THE THOMAS HOSKINS, WM. TROTT AND THE A.H. OSBORNE SURVEYS, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 13, PAGE 28, MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING DESIGNATED AS TRACT 4 ON AN UNRECORDED REPLAT OF LOTS 1 AND 2, EDMINISTER ENGINEERING COMPANY, MARCH, 1953 AND BEING THE SAME TRACT AS COVEYED TO JORGE MARTINEZ BY HARRIS COUNTY CLERKS FILE NO. 20100186187, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET CAPPED "MERIDIAN" MARKING THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A CALLED 0.275 ACRE TRACT OF LAND CONVEYED TO CAROLYN E. & LOY RAY ROACH, JR. BY HARRIS COUNTY CLERKS FILE NO. F777609 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTH ALLEGRO STREET (60' R.O.W), SAID CORNER BEING LOCATED NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 380.23 FEET FROM THE NORTHWEST CORNER OF LOT 1 OF SPRING BRANCH GARDENS;

THENCE, NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTH ALLEGRO STREET AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO 1/2 INCH IRON ROD SET CAPPED "MERIDIAN" FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A CALLED 0.275 ACRE TRACT OF LAND CONVEYED TO NANCY J. SCHUMANN BY HARRIS COUNTY CLERKS FILE NO. X820417;

THENCE, SOUTH 01 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SCHUMANN TRACT, A DISTANCE OF 120.00 FEET TO A 1 INCH PINCHED TOP PIPE FOUND IN THE NORTH RIGHT-OF-WAY OF CATHEY LANE (60' R.O.W.);

THENCE, SOUTH 88 DEGREES 30 MINUTES 00 SECONDS WEST ALONG CATHEY LANE DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID ROACH TRACT;

THENCE, NORTH 01 DEGREE 30 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID ROACH TRACT, A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.275 ACRE OF LAND.


RONNIE WILLIS, RPLS # 5462

JOB # 15-28533

