CBG SURVEYING TEXAS LLC

SERVICELINK

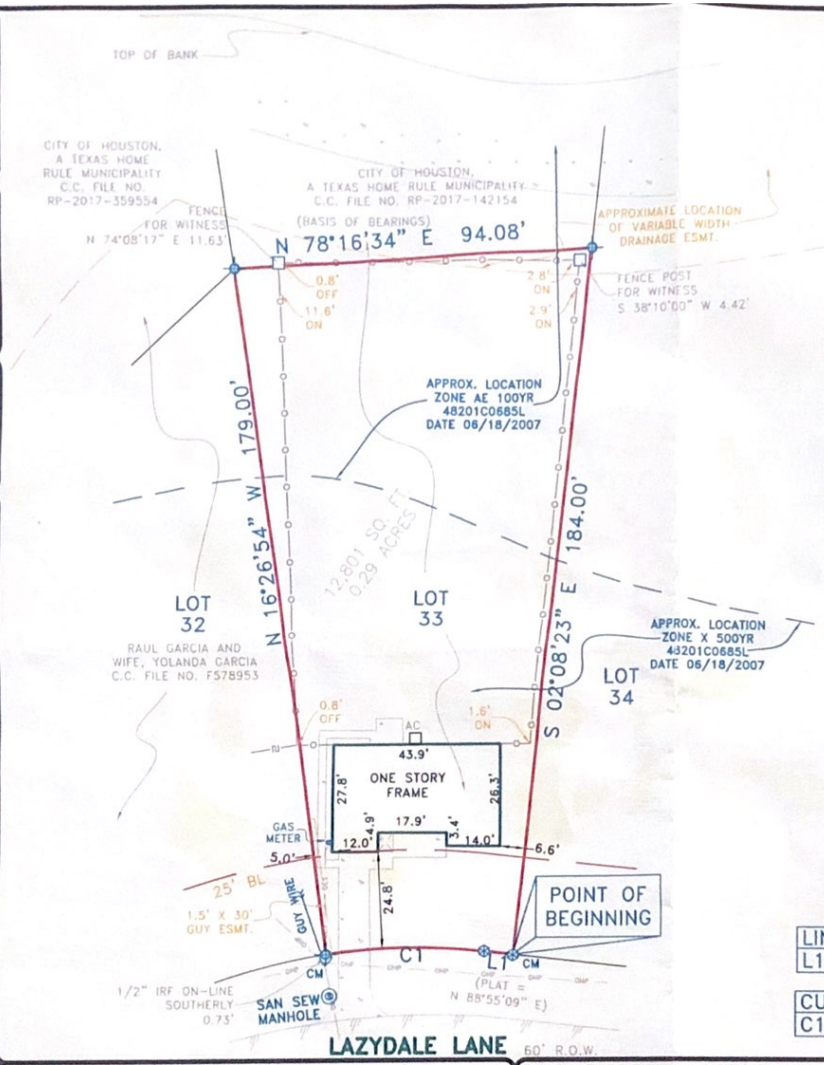
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	—ıı— IRON FENCE
■ COLUMN	—x— BARBED WIRE
▲ UNDERGROUND ELECTRIC	EDGE OF ASPHALT
—OHP— OVERHEAD ELECTRIC POWER	EDGE OF GRAVEL
—OES— OVERHEAD ELECTRIC SERVICE	STONE
CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA
DOUBLE SIDED WOOD FENCE	BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 40, PG. 63, VOL. 2544, PG. 54

NOTE: PLAT IS ILLEGIBLE, AND THERE IS AN APPARENT ENCROACHMENT OVER/INTO THE FRONT BUILDING LINE.



9125 Lazydale Lane

Being a portion of Lot 33, Block 6 of Lake Forest, Section 1, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 40, Page 63, of the Map Records of Harris County, Texas, same being a portion of that tract of land conveyed to A. Kareen Animashaun and Mary L. Animashaun, by deed recorded in County Clerk File No. S791370, Real Property 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 common Southwest corner of Lot 34 and the Southeast corner of Lot 33 of said Lake Forest Subdivision and lying along the North line of Lazydale Lane (60 foot right-of-way);

THENCE South 87 degrees 51 minutes 37 seconds West, along the North line of said Lazydale Lane, a distance of 7.75 feet to a 5/8 inch iron rod found for corner and being the beginning of a tangent curve turning to the left, with a radius of 165.00 feet, a delta angle of 14 degrees 18 minutes 28 seconds, a chord bearing of South 80 degrees 42 minutes 23 seconds West, and a chord length of 41.10 feet;

THENCE along said curve to the left, along the said North line of Lazydale Lane, an arc length of 41.20 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Raul Garcia and wife, Yolanda Garcia, by deed recorded in County Clerk File No. F578953, Real Property Records of Harris County, Texas, from which a 1/2 inch iron rod found on-line bears in a Southerly direction at a distance of 0.73 feet for reference;

THENCE North 16 degrees 26 minutes 54 seconds West, along the East line of said Garcia tract, a distance of 179.00 feet to a point for corner, said corner being the Northeast corner of said Garcia tract, same being the Southeast corner of that tract of land conveyed to City of Houston, a Texas Home Rule Municipality, by deed recorded in County File No. RP-2017-359554, Real Property Records of Harris County, Texas, and being the Southwest corner of that tract of land conveyed to City of Houston, a Texas Home Rule Municipality, by deed recorded in County File No. RP-2017-142154, Real Property Records of Harris County, Texas, from which a fence found bears North 74 degrees 08 minutes 17 seconds East, a distance of 11.63 feet for witness;

THENCE North 78 degrees 16 minutes 34 seconds East, along the South line of said City of Houston tract (RP-2017-142154), a distance of 94.08 feet to a point for corner, said corner being the Southeast corner of aforesaid City of Houston tract (RP-2017-142154) and lying along the West line of said Lot 34, from which a fence post found bears South 38 degrees 10 minutes 00 seconds West, a distance of 4.42 feet for witness;

THENCE South 02 degrees 08 minutes 23 seconds East, along the West line of said Lot 34, a distance of 184.00 feet to the POINT OF BEGINNING and containing 12,801 square feet or 0.29 acres of land.

0 30 60 90

LINE	BEARING	DISTANCE
L1	S 87°51'37" W	7.75'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.20'	165.00'	14°18'28"	S 80°42'23" W	41.10'

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. RP-2017-142154.

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0685L, this property does lie in Zone AE and DOES lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Opulentz, LLC and ServiceLink of Texas, LLC. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by:_____
Purchaser
Date:_____
Purchaser

Drawn By: MARIA
Scale: 1" = 30'
Date: 12/04/19
GF NO.: 191138661
Job No. 1923992

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SURVEYOR
REG. NO. 4372