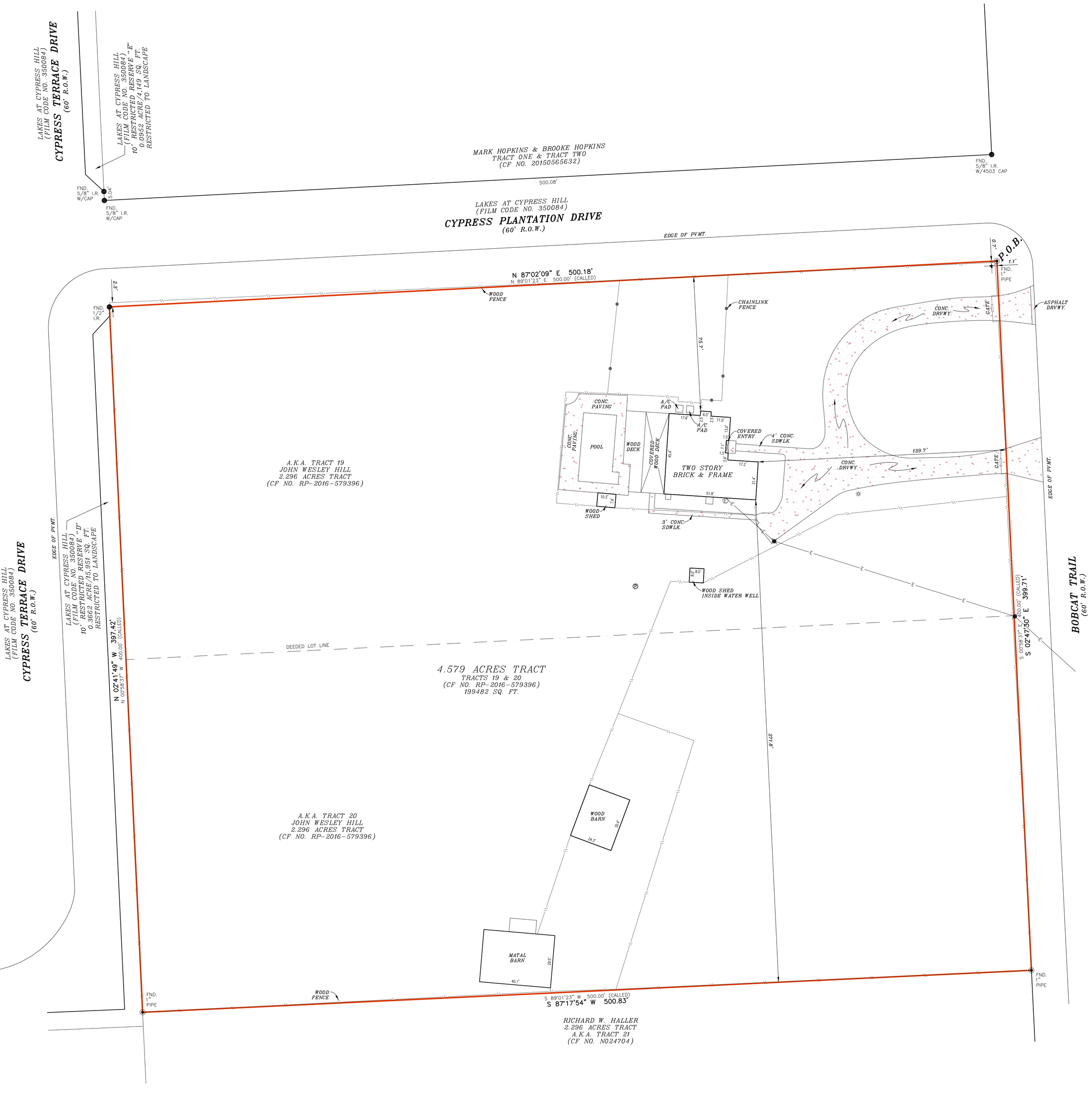

FIELD NOTE DESCRIPTION

BEING A 4.579 ACRE TRACT OUT OF THE F. BENIGNUS SURVEY, ABSTRACT 1463, IN HARRIS COUNTY, TEXAS, SAID 4.579 ACRE TRACT ALSO BEING KNOWN AS TRACTS 19 AND 20 AS DESCRIBED BY DEED TO JOHN WESLEY HILL AS RECORDED IN DOCUMENT NO. RP-2016-573996, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1" iron pipe found at the intersection of the West right-of-way line of Bobcat Trail (60' R.O.W.) with the termination of the South line of Cypress Plantation Drive (60' R.O.W.), same being the Northeast corner of said Tract 19 for the Northeast corner hereof;

THENCE S 02°47'30"E along the West line of said Bobcat Drive, passing the Southeast corner of said Tract 19 and continuing along the common line of Bobcat Drive and said Tract 20 for a distance of 399.71 feet (call S 00°58'37"W, 400.00 feet) to a 1" iron pipe found by fence corner at the Southeast corner of said Tract 20 for the Southeast corner hereof, same being the Northeast corner of that certain Haller 2.296 acre tract known as Tract 21 as recorded in Clerks File No. N024704, (O.P.R.H.C.T.);

THENCE S 87°17'54"W along the common North line of said Tract 21 for 500.83 feet (call S 89°01'23"W, 500.00') to a 1" iron pipe found by fence corner for the Southwest corner hereof, same being on the Southerly East line of Lakes at Cypress Hill, a subdivision according to the map or plat thereof recorded in Film Code 350084, Map Records of Harris County, Texas;

THENCE N 02°41'49"W along the common east line of said Subdivision and the herein described tract for 397.42 feet (call N 00°58'37"W, 400.00 feet) to a ½" iron rod found for the Northwest corner hereof, same being the South line of Cypress Plantation Drive;

THENCE N 87°02'09"E along the common South line of said Cypress Plantation Drive for 500.18 feet (call N 89°01'23"E, 500.00') to the **POINT OF BEGINNING** of the herein described tract and containing 4.579 acres of land, more or less.

BEARING BASIS = TEXAS STATE PLANE COORDINATE NAD (83) SOUTH CENTRAL ZONE (4204).

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 1803692 EFFECTIVE DATE 09/18/2018.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0215 L & 0220 L
REV. DATE: 06/18/2007
ZONE: "AE", "X" & SHADED "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE
0' 30' 60'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- DEEDED LOT LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- FOUND IRON PIPE
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- METER POLE
- PROPANE TANK

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and — that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 4.579 ACRE PARCEL OF LAND recorded in Clerk's File RP-2016-579396 of the Map/Deed and Plat Records of HARRIS County, Texas. located in the F. BENIGNUS SURVEY, A-1463
Borrower: DAWEI XE AND GLADYS MENG WANG
Address: 17106 BOBCAT TRL., CYPRESS, TX 77429 GF No. 1803692

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. G213373, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

LAND TITLE SURVEY

JOB NO.:	181001223 7	NO.:	REVISION	DATE
DATE:	10/18/18			
DRAWN BY:	IM			
APPROVED BY:	DMC			

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

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Surveyors
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