

LaPlant Surveyors, Inc.

17150 Butte Creek Road, Ste. 135
Houston Texas, 77090
281-440-8890
Firm No. 10145800

A tract of land containing 0.058 acre being known as Tract 11-D of Reserve "D", Block 4, of Ponderosa Village, a subdivision in Harris County Texas as recorded in Volume 204, Page 97 of the Map Records of said Harris County, and being the same tract of land as described in deed to Barbara Costin under Clerk's File Number 20150160889 of the Real Property Records of said Harris County, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southwesterly corner of said Ponderosa Village, and the southeasterly corner of a called, dedicated Roadway Easement (30 feet in width), as recorded in Volume 5985, Page 257 of the Deed Records of said Harris County, and being located on the northerly right-of-way line of Farm to Market Road Number 1960 (100 feet in width);

THENCE N 32 deg 20 min 39 sec W along the westerly line of Ponderosa Village, and the easterly line of said Roadway Easement, and departing said northerly right-of-way line of Farm to Market Road Number 1960, a distance of 719.29 feet to a point;

THENCE N 57 deg 39 min 21 sec E, passing through a portion of Reserve "D", a distance of 35.00 feet to a point;

THENCE N 32 deg 20 min 39 sec W, passing through a portion of Reserve "D", a distance of 67.46 feet to the southwest corner and POINT OF BEGINNING of the herein described tract of land, also being the northwest corner of Tract 11-C as described in deed to Michelle Rogers, et al under Clerk's File Number 20130492288;

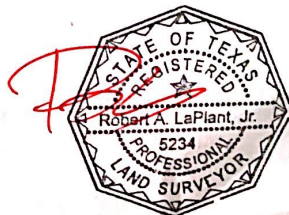
THENCE N 32 deg 20 min 39 sec W along the westerly line of Tract 11-D, a distance of 24.46 feet to the northwesterly corner of the herein described tract of land;

THENCE N 57 deg 39 min 21 sec E along the northerly line of Tract 11-D, a distance of 102.92 feet to the northeasterly corner of the herein described tract of land;

THENCE S 32 deg 20 min 39 sec E along the easterly line of Tract 11-D, a distance of 24.46 feet to the southeasterly corner of the herein described tract of land and the northeasterly corner of the aforementioned Tract 11-C;

THENCE S 57 deg 39 min 21 sec W along the southerly line of Tract 11-D and the northerly line of Tract 11-C, a distance of 102.92 feet to the Point of Beginning of the herein described tract containing 0.058 acre of land.

A separate plat has been prepared with this description.



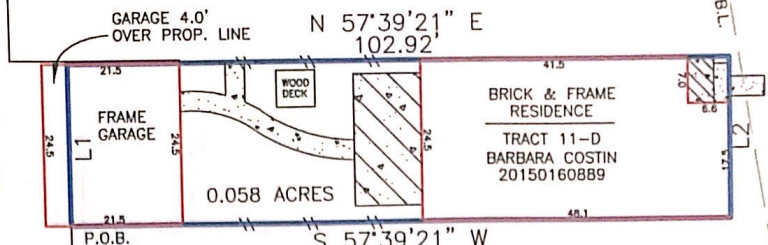
CALL DEDICATED ROADWAY (30' R.O.W.)
VOLUME 5985, PAGE 257 H.C.D.R.

N 32°20'39" W
719.29'

CONCRETE DRIVEWAY
10' U.E.
EDGE OF DRIVEWAY

N 32°20'39" W
67.46'
N 57°39'21" E
35.00'

P.O.C.
SW CORNER
26.8487
ACRE TRACT



TRACT 11-C
MICHELLE ROGERS, ET AL
20130492288

LINE	BEARING	DISTANCE
L1	N 32°20'39" W	24.46'
L2	S 32°20'39" E	24.46'



F.M. 1960

BEARINGS BASED ON SUBDIVISION PLAT
DCM = DIRECTIONAL CONTROL MONUMENT
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT

Easement for minor encroachments (D890097)
Easement for distribution lines (E057447)
Easement for underground utilities (D980638)
Party Wall Agreement (D890097)

- OVERHEAD ELECTRIC
- EASEMENT
- BUILDING LINE
- FENCE
- COVER
- CONCRETE

<p>REALTOR:</p>  <p>Dana Thompson GF No. 37823-GAT74</p>	<p>LENDER:</p> <p>Guild Mortgage Company</p>	<p>SURVEYOR INFORMATION:</p> <p>LAPLANT SURVEYORS, INC. 17150 BUTTE CREEK 135 Houston, Texas 77090 281-440-8890 www.houstonlandsurveying.com</p>
<p>JOB NUMBER: 160007</p>	<p>LEGAL DESCRIPTION:</p> <p>Tract 11-D of Reserve "D", Block 4 Ponderosa Village Volume 204, Page 97 Harris County Map Records 17137 Beaver Springs Drive Houston, Texas 77090</p>	
<p>CERTIFIED TO:</p> <p>Jennifer M. Williams</p>	<p>CERTIFICATION</p> <p>The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct, and that there are no discrepancies, conflicts or changes in area, boundary line conflicts, visible encroachments, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.</p> 	
<p>NOTES</p>	<p>FLOOD ZONE</p> <p>SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.F.R.M. PANEL NUMBER 48010-CORRAL, LAST REVISION DATE 10-16-13. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.F.R.M. AGENT SHOULD BE CONTACTED FOR VERIFICATION.</p>	
<p>THIS SURVEY IS BASED ON TITLE COMMITMENT AS PROVIDED BY TITLE COMPANY, AND IS CERTIFIED FOR THE ABOVE DESCRIBED TRANSACTION ONLY AND NOT VALID FOR ANY OTHER TRANSACTIONS NOT DATED. SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH USE.</p>	<p>SURVEYOR'S NAME: _____ DATED: 1-7-2016 NOT VALID WITHOUT AN AUTHENTICATED SIGNATURE AND AUTHENTICATED SEAL FIRM No. 10145800</p>	