LEGAL DESCRIPTION:

DESCRIPTION OF A 0.390-ACRE TRACT OF LAND AND SITUATE IN LOT 11 OF BLOCK 4, OF CYPRESS FOREST, SECTION 2, AN UNRECORDED SUBDIVISION OF THE T.K. WHEELER SURVEY, ABSTRACT NUMBER 826 IN HARRIS COUNTY TEXAS, SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch diameter iron rod found marking the southwest corner of the herein described tract, the east line of East Cypress Forest Drive (called to be a 60-foot-wide Right-of-way) and the northwest corner of Lot 10 of said Block 4 as described in instrument recorded in Volume 8443, Page 77 of the Deed Records of Harris County, Texas, (D.R.H.C.TX.);

THENCE North 1°49′23″ West, with said east line, a distance of 99.87 feet to a 5/8-inch diameter iron rod found marking the northwest corner of the herein described tract and the southwest corner of Lot 12 of said Block 4 as described in instrument recorded under Document Number 589128799 of the Official Public Records Harris County, Texas (O.P.R.H.C.TX.);

THENCE North 88°06′15″ East, with the common line between said Lot 12 and the herein described tract, a distance of 170.18 feet to a 5/8-inch diameter iron rod found marking the west line of a tract of land referred to as Cypress Forest Subdivision, for the northeast corner of said herein described tract;

THENCE South 1°47′51″ East, a distance of 99.66 feet to a 5/8 inch iron rod found marking northeast corner of said Lot 10 and the southeast corner of the herein described tract;

THENCE South 88°01′59″ West, with the common line between the herein described tract and said Lot 10, a distance of 170.14 feet to the **PLACE OF BEGINNING**, containing 0.390 acres of land more or less.

NOTES

- 1) All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983, South Central Zone (4204), U.S. survey feet, based on GPS observations made by Tablerock Survey, LLC. Use a combined scale factor of 1.000075308 to obtain surface values and a theta angle of 1°40'39.4" to obtain true north. To obtain surface area multiply grid area by square of combined scale factor.
- 2) The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.

3) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.

Tablerock Survey, LLC 2204 Timberloch Place, Suite 180 The Woodlands, TX 77380

Phone: 832-415-3869 TBPELS Firm No. 10194261 James Grant

/Professional Surveyor

State of Texas License No. 4742

Date

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY; EFFECTIVE DATE: MAY 10, 2021, 8:00 AM; G.F. No. 2109884-500; ISSUED: MAY 17, 2021, 8:00 AM. THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS PER THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, MAP NUMBER 48201C 0430M, DATED OCTOBER 16, 2013. SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD). THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP: //WWW.FEMA.GOV/INDEX.SHTM. SCALE: 1" = 30 CYPRESS FOREST LOT 12, BLOCK 4 DOC #589128799 O.P.R.H.C.TX. $\widehat{\mathbb{N}}$ S 89°41'15" E - 170.00' (R) 5/8" IRON ROD FOUND N 88°06'15" E - 170.18' (M) DR5/8" IRON ROD FOUND MOORCREEK CONCRETE DRIVE SOLAR PANELS 3 B 99.66 T099.87 ,00.00, B 143°± 22.7 **FOREST** 100.00, SHED COVı E ١ ≥ (UNRECORDED PLAT) CONC 18'45" CYPRESS FOREST \tilde{z} 01°49'23" SECTION 2 0.18'45" 01°47 LOT 11, BLOCK 4 PORCH S (60)CALLED 0.390 ACRE DOC #2019-92264 Ø $O.\ddot{P}.R.H.C.TX.$ BLOCK $|\vec{E}|$ Ą, CYPRESS RESERVE A, 5/8" IRON ROD FOUND - 170.14' S 88°01'59" W 5/8" IRON ROD FOUND N 89'41'15" W - 170.00' (R) CYPRESS FOREST LOT 10, BLOCK 4 VOL 8443 Pg 77 D.R.H.C.TX. SURVEYOR NOTES: ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC. USE A COMBINED SCALE FACTOR OF 1.000075308 TO OBTAIN SURFACE VALUES AND A THETA ANGLE OF 1'40'39.4" TO OBTAIN TRUE NORTH. TO OBTAIN SURFACE AREA MULTIPLY GRID AREA BY SQUARE OF COMBINED SCALE FACTOR. SYMBOL LEGEND FOUND AS DESCRIBED 5/8" IRON ROD SET W/BLUE CAP INSCRIBED
"TABLEROCK SURVEY, LLC" UNLESS OTHERWISE NOTED UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR FENCE CORNER (R) RECORD CALLS FIELD MEASURED (M)INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
10.f. THE FOLLOWING EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON UNRECORDED PLAT OF CYPRESS FOREST SECTION 2:
10 FOOT UTILITY EASEMENT ACROSS THE REAR LOT LINE
25 FOOT BUILDING LINE ACROSS THE FRONT LOT LINE CONTROLLING MONUMENT (CM) DEED RECORDS, HARRIS COUNTY, TEXAS D. R. H. C. TX. OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS MAP RECORDS HARRIS COUNTY, TEXAS M. R. H. C. TX. AIR CONDITIONER PROPOSED BORROWER: GIERING INVESTMENTS, LP GAS METER \mathbb{Q} ELECTRIC METER E WATER METER (W) LEGAL DESCRIPTION:
FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL
DESCRIPTION MADE THIS DAY IN CONJUNCTION WITH AND
CONSIDERED AN INTEGRAL PART OF THIS PLAT OF SURVEY CABLE PEDESTAL TΥ CHAIN-LINK FENCE SURVEYOR'S CERTIFICATE BUILDING SETBACK LINE B.S.LI, JAMES GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND PUBLIC UTILITY EASEMENT P.U.E.ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 6/6/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE FASEMENTS, EXCEPT AS SURVEYING AND THEREON. TITLE SURVEY OF: 4034 EAST CYPRESS FOREST DRIVE HOUSTON, TEXAS 77070 **TABLEROCK** HARRIS COUNTY, 2204 TIMBERLOCH PLACE, SUITE 180 THE WOODLANDS, TX 77380 832.415.3869 TBPLS FIRM LICENSE NO. 10194261 WWW.TABLEROCKSURVEY.COM **TEXAS** RED PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 4742 REGI: TEX DATE 6/9/2021 CHK JS

DRWN EPG

6/9/2021