

FIELD NOTES OF  
A SURVEY OF

A TRACT OF LAND CONTAINING 0.0922 ACRE (4,016 SQUARE FEET), MORE OR LESS, SITUATED IN THE SAMUEL MCCLELLAND SURVEY, ABSTRACT 544, HARRIS COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS 'LOT 17' (UNRECORDED) IN BLOCK 5 OF RESERVE "E" OF THE CANDLELIGHT OAKS VILLAGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 226, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND CONVEYED UNTO MICHAEL A. PARKS, BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. W253826 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS—SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF BIRCHMONT DRIVE FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 70°35'58" WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BIRCHMONT DRIVE, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 19°24'02" WEST, ALONG THE COMMON LINE OF A TRACT OF LAND CONVEYED UNTO OWEN FORD, BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20100454428 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 70.00 FEET TO THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 4-INCH WOOD POST BEARS SOUTH 59°41' WEST AT A DISTANCE OF 0.3 FEET);

THENCE NORTH 70°35'58" EAST, ALONG THE COMMON LINE OF A TRACT OF LAND CONVEYED UNTO PAULA M. HANNIBAL, BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2017-451367 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 53.25 FEET TO THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 4-INCH WOOD POST BEARS NORTH 26°13' EAST, AT A DISTANCE OF 0.3 FEET);

THENCE WITH A CURVE TO THE RIGHT, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF BOLIVIA BOULEVARD (60.00 FEET WIDE), HAVING A RADIUS OF 270.00 FEET, A CHORD BEARING OF SOUTH 25°49'04" EAST, A CHORD DISTANCE OF 60.38 FEET FOR A TOTAL ARC DISTANCE OF 60.51 FEET TO A SET 1/2-INCH IRON ROD FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 25°35'58" WEST, ALONG A CUTBACK CORNER, A DISTANCE OF 14.14 FEET, RETURNING TO THE POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED.



**LEGEND** \* ITEMS THAT MAY APPEAR IN \*  
DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 STM.S.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT

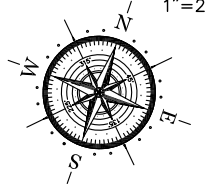
F.I.R. = FOUND IRON ROD  
 F.I.P. = FOUND IRON PIPE  
 S.I.R. = SET IRON ROD  
 W.P. = WOODEN POST  
 M.P. = METAL POST  
 C.F.# = CLERK'S FILE NUMBER  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 B.L. = BUILDING LINE  
 FND. = FOUND  
 BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 W.S.E. = WATER & SEWER EASEMENT  
 E.E. = ELECTRIC EASEMENT  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.R.C. = POINT OF REVERSE CURVATURE  
 P.C.C. = POINT OF COMPOUND CURVATURE  
 P.P. = POWER POLE  
 S.F.N.F. = SEARCHED FOR, NOT FOUND  
 U.T.S. = UNABLE TO SET

⊕ CONTROL MONUMENT  
 ———— = PROPERTY LINE  
 ———— = EASEMENT LINE  
 ———— = BUILDING SETBACK LINE  
 ———— = BUILDING WALL

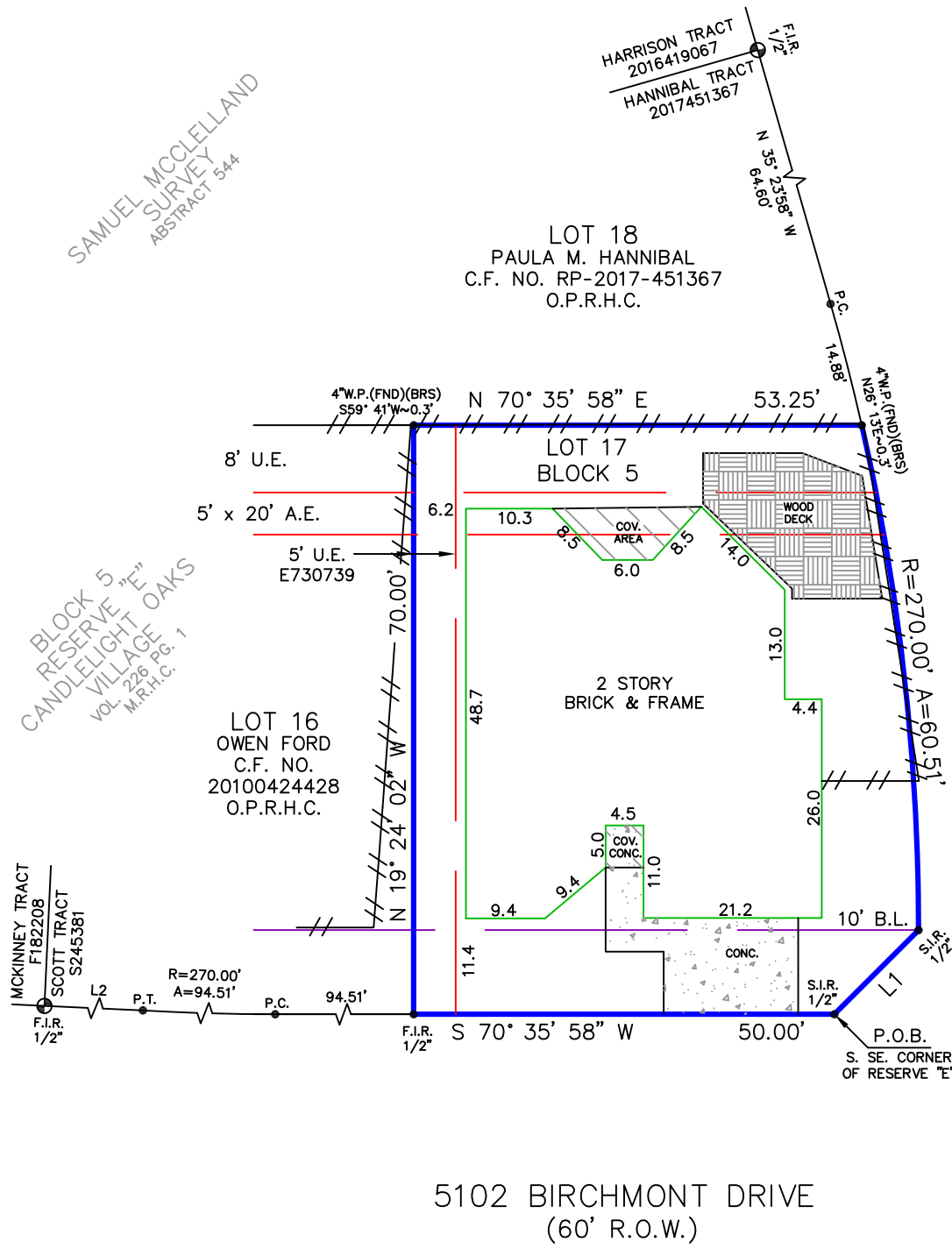
— / — = WOODEN FENCE  
 — x — = CHAIN LINK FENCE  
 ○ = METAL FENCE  
 — / — = WIRE FENCE  
 — v — = VINYL FENCE

SCALE  
 1" = 20'



SAMUEL MCCLELLAND  
 SURVEYOR  
 ABSTRACT 544

BLOCK 5  
 RESERVE "E"  
 CANDLELIGHT OAKS  
 VILLAGE  
 VOL. 226 PG. 1  
 M.R.H.C.



BOLIVA BOULEVARD  
 (60' R.O.W.)

5102 BIRCHMONT DRIVE  
 (60' R.O.W.)

LINE	BEARING	LENGTH
L1	S 25° 35'58" W	14.14'
L2	S 88° 09'37" W	42.41'

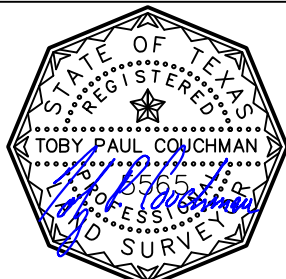
Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: PLAT  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - AGREEMENT WITH HL&P CO. RECORDED UNDER COUNTY CLERK'S FILE NOS. E650792 AND E784765, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS  
 - RIGHT-OF-WAY EASEMENT GRANTED TO HL&P CO. RECORDED UNDER COUNTY CLERK'S FILE NO. E730739, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS  
 - THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING AND POWER COMPANY, AS PROVIDED FOR BY INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. E650792 AND E784765, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS  
 - RIGHT-OF-WAY EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, BY INSTRUMENT FILED OF RECORD UNDER COUNTY CLERK'S FILE NO. E730739, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.  
 - NO A.E. ENCROACHMENT

**LEGAL DESCRIPTION**

A TRACT OF LAND KNOWN AS LOT 17 IN BLOCK 5 OUT OF AND PART OF RESERVE "E" IN CANDLELIGHT OAKS VILLAGE, A PLAT RECORDED IN VOLUME 226 PAGE 1 OF THE HARRIS COUNTY, MAP RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS ATTACHED;

E-ADVANTAGE CAPITAL, INC. ADDRESS 5102 BIRCHMONT DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 2107665  
 DATE 8-6-21  
 GF# 21-07-1271

**PRO-SURV**

P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 FAX: 281-996-0012  
 EMAIL: orders@prosurv.net  
 T.B.P.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION