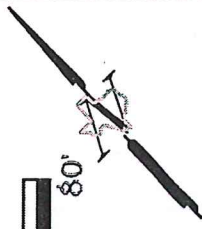


ADDRESS: 13118 LYNN HAVEN STREET

GRAPHIC SCALE



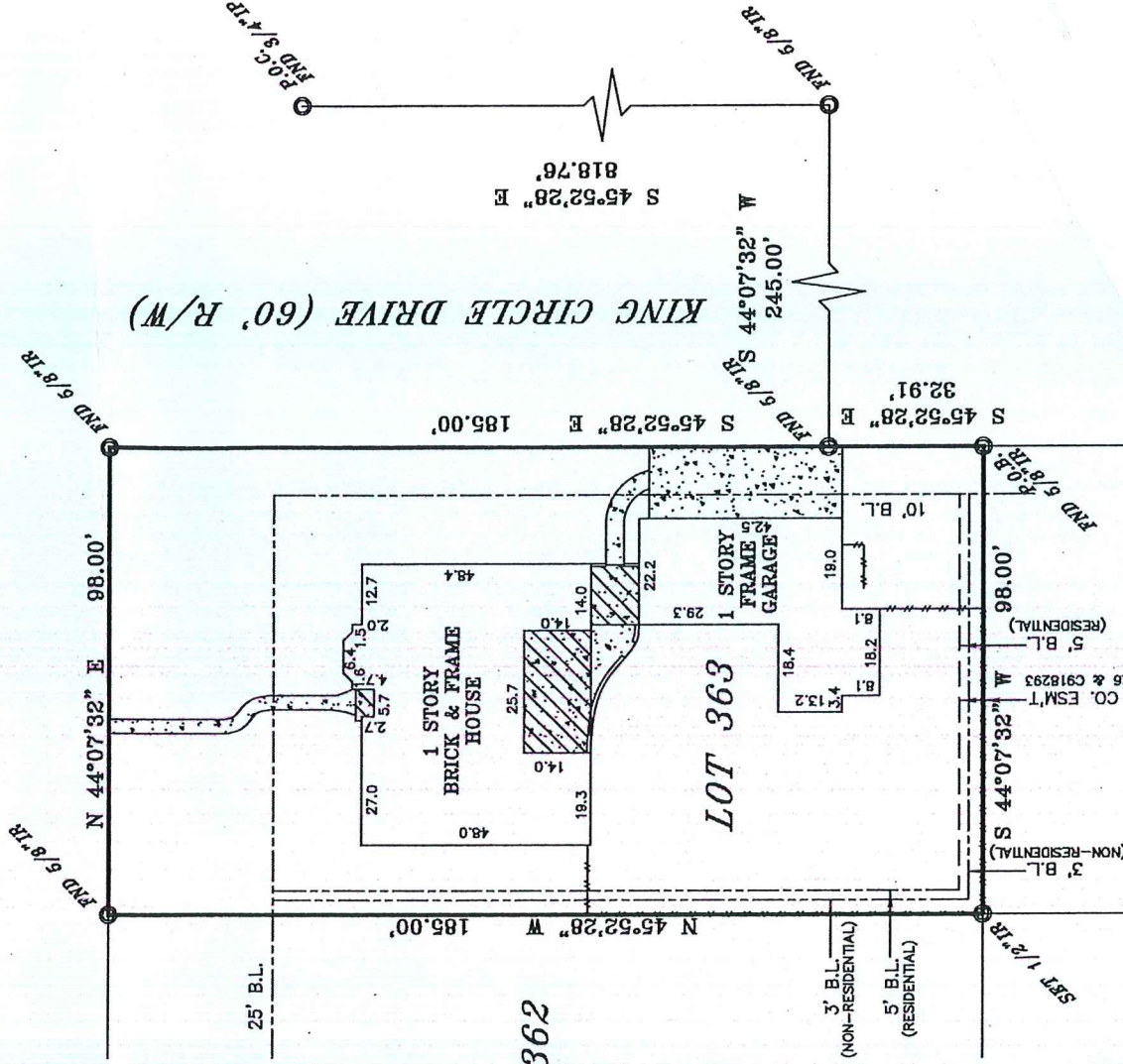
LEGEND

IRON ROD  
UTILITY EASEMENT  
BUILDING LINE  
AERIAL EASEMENT  
WOOD FENCE  
CHAIN LINK FENCE



1/2" B.L.  
3" B.L.  
5" B.L.  
WOOD  
CHAIN LINK FENCE

13118 LYNN HAVEN STREET (60' R/W)



LOT 415

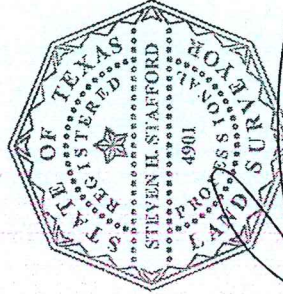
LOT 414

LEGAL DESCRIPTION  
ALL THAT CERTAIN TRACT OF PARCEL OF LAND DESCRIBED AS TRACT THREE HUNDRED SIXTY-THREE (363) OF TOWER OAKS PLAZA, SECTION THREE (3), AN UNRECORDED SUBDIVISION CONTAINING 31.1020 ACRES OF LAND AND A PART OF A 112.9167 ACRE TRACT IN THE J.H. CALLAHAN SURVEY, ABSTRACT 10, HARRIS COUNTY, TEXAS DESCRIBED IN DEED TO CARL M. VIVEN, ET AL RECORDED IN VOLUME 4974, PAGE 487 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS SAID TRACT THREE HUNDRED SIXTY THREE (363) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:  
RESTRICTIONS - CF#S C449541, C633235, C667926, P901777, K416104, K845133, T317138 AND U154211.



ELEVATION EXPRESS LAND SURVEYS  
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM  
1450 W. GRAND PARKWAY SOUTH  
SUITE G-158  
KATY, TX 77494  
281-674-5685



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS YET 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.

BUYER BRADY KLEPAC & PAMELA KLEPAC  
JOB# 1708040  
GPH 17201051563  
DATE 8-11-2017

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIE IN A RECORDED SUBDIVISION OF SAID COUNTY.  
-THESE MEASUREMENTS ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A SURVEY SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated 10-16-2013, Map No. 4820100430M, the property described lies within "ZONE X" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps. We can not assume responsibility for exact determination.

PROPERTY ADDRESS:

13118 LYNN HAVEN ST. CYPRESS, TEXAS 77429

FIELD NOTES

JOB# 1708040

METES & BOUNDS:

Exhibit "A"

ALL THAT CERTAIN TRACT OF PARCEL OF LAND DESCRIBED AS TRACT THREE HUNDRED SIXTY-THREE (363) OF TOWER OAKS PLAZA, SECTION THREE (3), AN UNRECORDED SUBDIVISION CONTAINING 31.1020 ACRES OF LAND AND A PART OF A 112.9167 ACRE TRACT IN THE J.H. CALLAHAN SURVEY, ABSTRACT 10, HARRIS COUNTY, TEXAS DESCRIBED IN DEED TO CARL M. VIVEN, ET AL RECORDED IN VOLUME 4974, PAGE 487 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS SAID TRACT THREE HUNDRED SIXTY THREE (363) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A THREE-QUARTER (%) INCH GALVANIZED IRON PIPE FOUND AT THE NORTH CORNER OF THE SAID 112.9167 ACRE TRACT;

THENCE SOUTH 45°52'28" EAST, A DISTANCE OF 818.76 FEET ALONG THE DIVIDING LINE BETWEEN GRANTWOOD SUBDIVISION, SECTION ONE (1) AND TOWER OAKS PLAZA, SECTION THREE (3) TO A 5/8 INCH IRON ROD MARKING THE MOST EASTERLY NORTHEAST CORNER OF TOWER OAKS PLAZA, SECTION THREE (3) TO A 5/8 INCH IRON ROD MARKING THE MOST EASTERLY NORTHEAST CORNER OF TOWER OAKS PLAZA, SECTION THREE (3);

THENCE SOUTH 44°07'32" WEST, PASSING AT 185.00 FEET THE NORTHEASTERLY RIGHT-OF-WAY LINE OF KING CIRCLE DRIVE, A TOTAL DISTANCE OF 245.00 FEET TO A 5/8 INCH IRON ROD IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KING CIRCLE AND AN INTERIOR CORNER OF TOWER OAKS PLAZA, SECTION THREE (3);

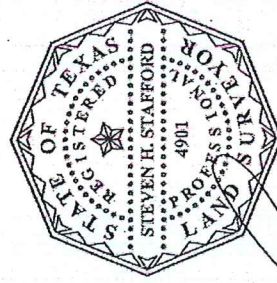
THENCE SOUTH 45°52'28" EAST, A DISTANCE OF 32.91 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER AND THE PLACE OF BEGINNING OF TRACT THREE HUNDRED SIXTY-THREE (363);

THENCE SOUTH 44°07'32" WEST, A DISTANCE OF 98.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45°52'28" WEST, A DISTANCE OF 185.00 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LYNN HAVEN STREET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44°07'32" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF LYNN HAVEN STREET, A DISTANCE OF 98.00 FEET TO A 5/8 INCH FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KING CIRCLE DRIVE FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45° 52'28" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KING CIRCLE DRIVE, A DISTANCE OF 185.00 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT.



A handwritten signature in black ink, appearing to read "S. Stafford", written over a horizontal line.

Steven H. Stafford  
R.P.L.S. 4901

DATE: August 11, 2017  
ELEVATION EXPRESS LAND SURVEYS

