



CURVE TABLE				
C#	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	295.00'	19°08'39"	98.57'	S 60°48'09" W

CALLED 1.764 ACRES
OF NO. 20140206526
O.R.P.R.H.C.T.

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - "STS" - STAMPED SOUTH TEXAS SURVEYING
 - HCCF - HARRIS COUNTY CLERKS FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - X--- BARBED WIRE FENCE
 - O--- CHAIN LINK FENCE
 - .--- CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE

LOT 13
HCCF NO. R640789

WEST 98.57'
OF LOT 12
0.6629 ACRES
(28,877 SQ.FT.)

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.6629 ACRE (28,877 SQUARE FEET) KNOWN AS, LOT 12 OF SADDLEBROOK SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE ALEXANDER EWING SURVEY, ABSTRACT NO. 245, IN HARRIS COUNTY, TEXAS, SAID 0.6629 ACRE TRACT BEING THAT SAME TRACT OF LAND RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) U198332 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARING IS THE WEST LINE OF SUBJECT TRACT BEING NORTH 08 DEGREES 55 MINUTES 10 SECONDS WEST)

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT (LOT 12) AND THE NORTHWEST CORNER OF LOT 12A RECORDED IN H.C.C.F. NO: U709109;

THENCE SOUTH 04 DEGREES 07 MINUTES 14 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 12 AND 12A, A DISTANCE OF 269.11 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID LOT 12A ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF SADDLEBROOK LANE (60 FOOT PUBLIC RIGHT-OF-WAY);

THENCE IN A SOUTHWESTERLY DIRECTION ALONG WITH THE NORTHERLY R.O.W. LINE OF SAID SADDLEBROOK LANE AND ALONG WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, AN ARC LENGTH OF 98.57 FEET, A CENTRAL ANGLE OF 19 DEGREES 08 MINUTES 39 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 48 MINUTES 09 SECONDS WEST, 98.11 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEASTERLY CORNER OF LOT 13 RECORDED IN H.C.C.F. NO. R640789, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 01 DEGREES 08 MINUTES EAST, 1.28 FEET;

THENCE NORTH 08 DEGREES 55 MINUTES 10 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 276.63 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET MARKING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEASTERLY CORNER OF SAID LOT 13;

THENCE NORTH 47 DEGREES 50 MINUTES 20 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 65.00 FEET TO A 5/8 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET AT AN ANGLE POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 24 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 61.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6629 ACRES (28,877 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 12A
HCCF NO. U709109

SADDLEBROOK LANE
(60.0' PUBLIC RIGHT-OF-WAY)

SURVEY OF

A TRACT OF LAND CONTAINING 0.6629 ACRE (28,877 SQ.FT.) KNOWN AS LOT TWELVE (12) OF SADDLEBROOK SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE ALEXANDER EWING SURVEY, ABSTRACT NO. 245 IN HARRIS COUNTY, TEXAS, SAID 0.6629 ACRE TRACT BEING THAT SAME TRACT OF LAND RECORDED IN HARRIS COUNTY CLERK'S FILE NO. U198332.

ADDRESS: 50 SADDLEBROOK LANE
HOUSTON, TEXAS 77024



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX: 281-556-9331
Firm Number: 10045400

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K:\COMRES 2021\2117-21.DWG

DRAWN BY: TN

DATE: 2117-21

CHECKED BY:

SCALE: 1"=20'

JOB NO.: 2117-21

SHEET 1 OF 1

JOB NO: 2117-21

- NOTES:**
1. BASIS OF BEARING IS THE WEST LINE OF SUBJECT TRACT BEING N 08°55'10" W.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED FILE NO. X288967.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0665M, DATE 06-09-2014. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:



Fred W. Lawton, Registered Professional Land Surveyor No. 2321