



18919 E. Lake Front Drive

Being a tract of land situated in the Solomon Brown Survey, Abstract No. 7, Harris County, Texas, same being that tract of land conveyed to Taylor Roy, a married man, by deed recorded in County Clerk File No. RP-2018-513491, Real Property Records of Harris County, Texas, also known as Lot D-2, Section 5 of Rosewood Hill, an unrecorded Subdivision in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an angle iron found for corner, said corner being the Southwest corner of that tract of land conveyed to Daryl L. Frank and wife, Toni K. Frank, by deed recorded in County Clerk File No. S760806, Real Property of Harris County, Texas and lying along the North line of a tract of land conveyed to Monte C. King, and wife, Karen D. King, by deed recorded in County Clerk File No. V745497, Real Property Records of Harris County, Texas;

THENCE South 89 degrees 47 minutes 49 seconds West, along the North line of said King tract, a distance of 168.57 feet to an angle iron found for corner, said corner lying along the North line of Restricted Reserve "A" of Rosehill Volunteer Fire Department, Station No. 2, an Addition to Harris County, Texas, according to the Map or Plat thereof recorded in Film Code No. 489056, Map or Plat Records of Harris County, Texas, and being the Southeast corner of a tract of land conveyed to Juan F. Jorge and wife, Helen Jorge, and Pura O. Jorge, a feme sole, by deed recorded in County Clerk File No. U823344, Real Property Records of Harris County, Texas;

THENCE North 00 degrees 04 minutes 21 seconds West, along the East line of said Jorge tract, passing at a distance of 188.10 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG Surveying" for reference and continuing at a total distance of 210.60 feet to a point for corner, said corner being the Northeast corner of said Jorge tract and lying along the South line of a tract of land conveyed to Roxanne Gordon, an unmarried woman, by deed recorded in County Clerk File No. 20070416913, Real Property Records of Harris County, Texas, and lying in the centerline of E. Lake Front Drive (45 foot easement, by deed recorded in County Clerk File No. H607836, Real Property Records of Harris County, Texas), from which a 5/8 inch iron rod found bears South 32 degrees 40 minutes 37 seconds East, a distance of 26.89 feet for witness;

THENCE East, along the centerline of said E. Lake Front Drive, a distance of 167.60 feet to a point for corner, said corner lying along the South line of a tract of land conveyed to Scott Zbylot and Alicia Zbylot, by deed recorded in County Clerk File No. 20100207584, Real Property Records of Harris County, Texas, and being the Northwest corner of said Frank tract;

THENCE South 00 degrees 20 minutes 18 seconds East, along the West line of said Frank tract, passing at a distance of 22.45 feet to a 5/8 inch iron rod found online for reference and continuing a total distance of 210.00 feet to the POINT OF BEGINNING and containing 35,349 square feet or 0.81 acres of land.

ROAD & UTILITY ESMT:

Being a 45 foot wide road and utility easement, known as E. Lake Front Road, out of a 10.221 acre tract out of a 245,991 acre tract, situated in the Solomon Brown Survey, Abstract No. 7, Harris County, Texas and being out of that certain 245.991 acre tract as described in deed to Jack Frey Properties, Inc., and recorded under File Number F144342 of the Real Property Records of Harris County Texas: said road and utility easement being described more particularly as follows:

COMMENCING at the Southwest corner Rosewood Hill, Section 1, an unrecorded subdivision of 40,000 acres out of said 245,991 acres and lying along the North line of F.M. Road No. 2920 (public right-of-way);

THENCE North, a distance of 702.81 feet, to a point for corner, said corner being the POINT OF BEGINNING of the herein described E. Lake Front Road;

THENCE West, along the South line of said E. Lake Front Road, passing at a distance of 167.66 feet to a 5/8 inch iron rod found online for reference and continuing a total distance of 290.55 feet to a point for corner, said corner being the beginning of a non-tangent curve turning to the right, with a radius of 50.00 feet, a delta angle of 306 degrees 30 minutes 45 seconds, a chord bearing of North 00 degrees 00 minutes 39 seconds West, and a chord length of 45.00 feet;

THENCE along said curve to the right, an arc length of 267.48 feet to a point for corner, said corner lying along the North line of said E. Lake Front Road;

THENCE East 284.52 feet along the North line of said Lakefront Road to a point for corner;

THENCE North 60 degrees 00 minutes 00 seconds East, along the Northwest line of said E. Lake Front Road, a distance of 142.33 feet to a point corner, said corner lying along the Southwest line of Rosewood Trail (60 foot right-of-way);

THENCE South 47 degrees 23 minutes 09 seconds East, long the Southwest line of said Rosewood Trail, a distance of 47.16 feet to a point for corner;

THENCE South 60 degrees 00 minutes 00 seconds West, along the Southeast line of said E. Lake Front Road, a distance of 168.47 feet to a point for corner;

THENCE West, a distance of 6.03 feet to the PLACE OF BEGINNING and containing 0.64 acres or 27,760 square feet.

Easement shown for reference only.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Gerald Sunday, Mortgage Financial Services, LLC, and Stewart Title Company, in connection with the transaction described in G.F. No. 542621 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 9th day of October, 2019

C.N. Fauquier
Registered Professional Land Surveyor No. 4372



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NOTE: According to the F.I.R.M. in Map No. 48201C0205L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN C.C FILE NO. RP-2018-513491.
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: CLERK'S FILE NO. F-677622, 20120375644, 20120375646, 20120375647, 20120375648, 20120445992, 20120471305, 20140001435, 2016-15094 (TDI No. 20160015094), 2019-161472 (TDI No. 20190161472)
THERE IS AN APPARENT ENCROACHMENT OVER/INTO THE SIDE & FRONT BUILDING LINE.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	ANGLE IRON FOUND
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	10/09/19	1823251-1	SEE ABOVE	MARIA

METES AND BOUNDS
SOLOMON BROWN SURVEY, ABSTRACT NO. 7
HARRIS COUNTY, TEXAS
18919 E. LAKE FRONT DRIVE

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____