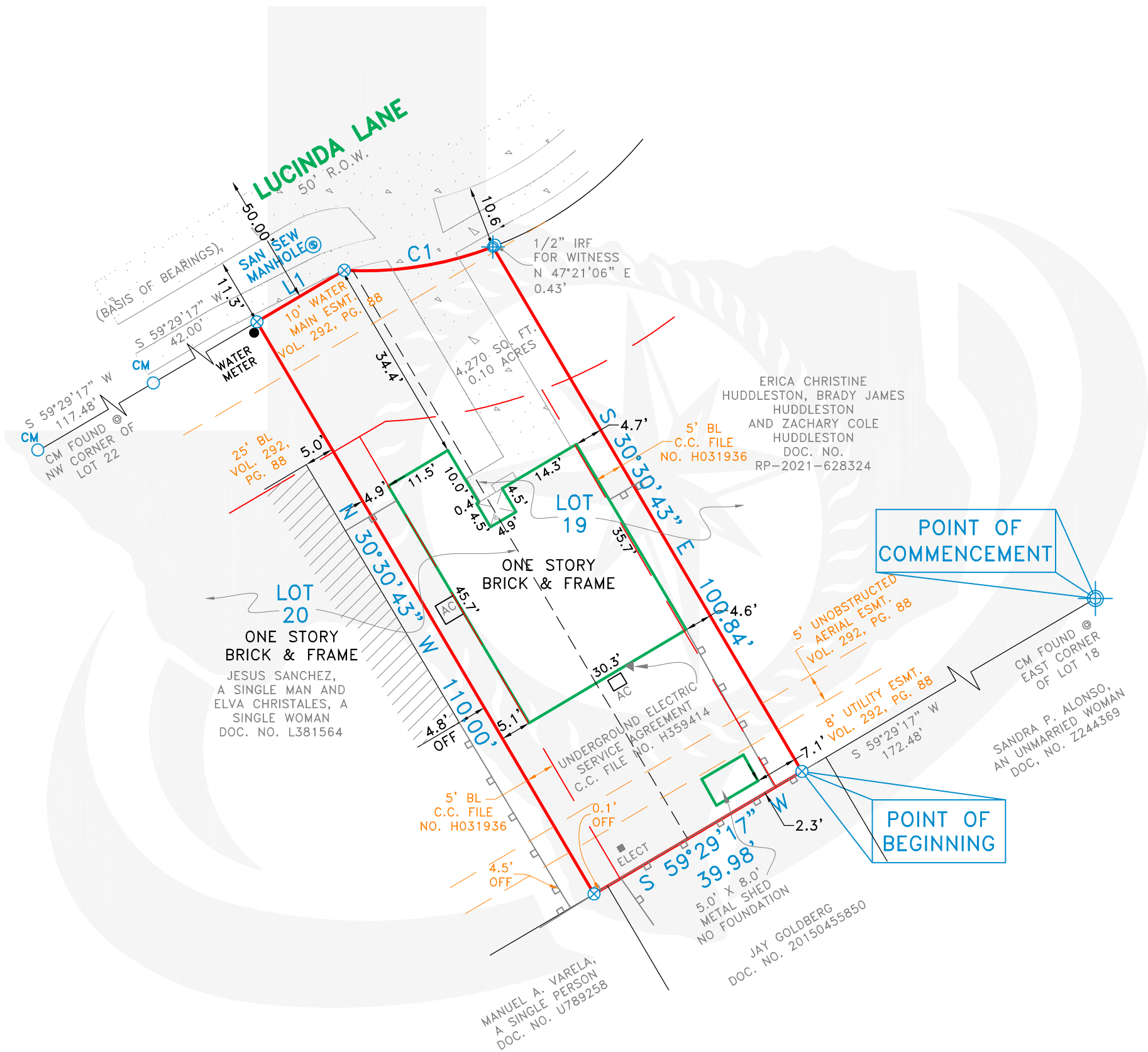


0 20 40 60



3218 Lucinda Lane

Being a portion of Lots 19 and 20, Block 12 of Cypress Trails of Timber Lane, Section 1, a Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 292, Page 88, of the Map Records, of Harris County, Texas, same being that tract of land conveyed to Longwood Development LLC, by deed recorded in Document No. RP-2016-40665, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the East corner of Lot 18 of said Cypress Trails of Timber Lane, same being the East corner of said Cypress Trails of Timber Lane;

THENCE South 59 degrees 29 minutes 17 seconds West, along the Southeast line of said Lot 18, a distance of 172.48 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of that tract of land conveyed to Erica Christine Huddleston, Brady James Huddleston, and Zachary Cole Huddleston, by deed recorded in Document No. RP-2021-628324, Official Public Records of Harris County, Texas, and lying along the Northwest line of that tract of land conveyed to Jay Goldberg, by deed recorded in Document No. 20150455850, Official Public Records of Harris County, Texas, and being the POINT OF BEGINNING of that tract herein described;

THENCE South 59 degrees 29 minutes 17 seconds West, along said Northwest line of said Goldberg tract, a distance of 39.98 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northwest line of that tract of land conveyed to Manuel A. Varela, a single person, by deed recorded in Document No. U789258, Official Public Records of Harris County, Texas, and being the East corner of that tract of land conveyed to Jesus Sanchez, a single man and Elva Christales, a single woman, by deed recorded in Document No. L381564, Official Public Records of Harris County, Texas;

THENCE North 30 degrees 30 minutes 43 seconds West, along the Northeast line of said Sanchez/Christales tract, a distance of 110.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of aforesaid Sanchez/Christales tract, and lying along the Southeast line of Lucinda Lane (50 foot right-of-way), from which a 1/2 inch iron rod found bears South 59 degrees 29 minutes 17 seconds West, a distance of 42.00 feet, at the West corner of said Sanchez/Christales tract;

THENCE North 59 degrees 29 minutes 17 seconds East, along said Southeast line of Lucinda Lane, a distance of 16.80 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 60.00 feet, a delta angle of 23 degrees 58 minutes 22 seconds, a chord bearing of North 81 degrees 03 minutes 37 seconds East, and a chord length of 24.92 feet;

THENCE along said curve to the left, along said Southeast line of Lucinda Lane, an arc length of 25.10 feet to a point for corner, said corner being the West corner of aforesaid Huddleston tract, from which a 1/2 inch iron rod found bears North 47 degrees 21 minutes 06 seconds East, a distance of 0.43 feet for witness;

THENCE South 30 degrees 30 minutes 43 seconds East, along said Southwest line of Huddleston tract, a distance of 100.84 feet to the POINT OF BEGINNING and containing 4,270 square feet or 0.10 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Calliandra 3821, LLC, a Limited Liability Company, Chicago Title Insurance Company, and Partners Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3218 Lucinda Lane described in Document No. RP-2016-40665, and shown hereon; (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; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48201C0270M pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2020 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, as set forth by the Texas Board of Professional Land Surveying.

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.

EXECUTED this 4th day of April, 2022.

Bryan Connally

Registered Professional Land Surveyor



LINE	BEARING	DISTANCE
L1	N 59°29'17" E	16.80'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.10'	60.00'	23°58'22"	N 81°03'37" E	24.92'

NOTE: According to the F.I.R.M. in Map No. 48201C0270M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

NOTES:
 1) BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 2) NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 292, PAGE 88, HO31936, U162223, X460588, 20110548242, 20120070441, 20130593602, RP-2016-271790, RP2021-94097, RP-2021-477554, RP-2021-477555, RP-2021-477556, RP-2021-477557, RP-2021-477558, RP-2021-478695, RP-2021-478711, RP-2021-478722, RP-2021-478781, RP-2021-478814, H569783

REVISIONS		
DATE	BY	NOTES

LEGEND

○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	▨ ASPHALT PAVING
⊗ 1/2" IRON ROD SET	■ COLUMN	▩ CHAIN LINK FENCE
○ 1" IRON PIPE FOUND	⊙ AIR CONDITIONING	▩ 0.5' WIDE TYPICAL BARBED WIRE
⊠ FENCE POST CORNER	⊙ FIRE HYDRANT	▩ IRON FENCE
⊗ "X" FOUND / SET	▭ COVERED PORCH, DECK OR CARPORT	▩ PIPE FENCE
⊗ 5/8" ROD FOUND	▭ OVERHEAD ELECTRIC SERVICE	▩ OVERHEAD POWER LINE
⊙ UNDERGROUND ELECTRIC	▭ OVERHEAD ELECTRIC SERVICE	▩ CONCRETE PAVING
⊙ OVERHEAD ELECTRIC	▭ OVERHEAD POWER LINE	▩ DOUBLE SIDED WOOD FENCE
⊙ POWER POLE	⊙ POINT FOR CORNER	▩ GRAVEL/ROCK ROAD OR DRIVE

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 Firm No. 10168800
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	04/04/2022	2206724	SEE CERT.	MARIA

METES AND BOUNDS
 PORTION OF LOTS 19 & 20, BLOCK 12,
 CYPRESS TRAILS OF TIMBER LANE
 HARRIS COUNTY, TEXAS
 3218 LUCIDA LANE