## GREGORY E. GRAHAM C.C. FILE NO. P026752 ALDENIS SOUZA -5' UTILITY ESMT. C.C. FILE NO. RP-2018-49928 C.C. FILE NOS. D621851 & D960827 WEST 100.00 СМ 13.6 5' UNOBSTRUCTED AERIAL ESMT. C.C. FILE NO. D621851 ONE STORY MÉTAL 13.9 200.00 Ö ONENATIONTITLE 200. LOT 50 LOT 51 WESLEY J. MATUS AND 20,000 SQ. FT ш LEGEND ≥ WIFE, JULIE MATUS LOT 87 0.46 ACRES C.C. FILE NO. E273037 BRENDA D'ANTONI ☐ FENCE POST FOR CORNER O 1/2" ROD FOUND ED = SOUTH)C.C. FILE NO. U637782 ⊗ 1/2" ROD SET CM CONTROLLING MONUMENT 1" PIPE FOUND 00.00,1 ☑ "X" FOUND/SET AC AIR CONDITIONER POINT FOR CORNER PE POOL EQUIPMENT (DEED S TRANSFORMER POWER POLE △ OVERHEAD ELECTRIC Z ■ COLUMN ▲ UNDERGROUND — □— IRON FENCE ---OHP---OVERHEAD ELECTRIC BARBED WIRE POWER EDGE OF ASPHALT -OES-OVERHEAD ELECTRIC EDGE OF GRAVEL SERVICE CHAIN LINK STONE WOOD FENCE 0.5' WIDE TYPICAL CONCRETE POINT OF \_>×< \_\_\_\_ COVERED AREA **BEGINNING** DOUBLE SIDED WOOD FENCE BRICK OFF **EXCEPTIONS:** WEST 200.00' CM NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN EAST 100.00 CM FOUND @ NW CORNER OF (BASIS OF BEARINGS) ERNEST EUGENE D'ANTONI AND VOLUME 8523, PAGE 364 WIFE, BRENDA DIANE D'ANTONI (LOT 86) C.C. FILE NO. M256664 RIPPLE LANE This survey is made in conjunction with the information provided by One Nation Title Company. Use of this survey by any other parties and/or for other purposes BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. U637782. shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are FLOOD NOTE: According to the F.I.R.M. No. 48201C0235M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground. Accepted by: Purchaser Date:

## 5407 Ripple Lane

Being a tract of land situated in the James Cooper Survey, Abstract No. 189, Harris County, Texas, same being that tract of land conveyed to Brenda D'Antoni, by deed recorded in County Clerk File No. U637782, Official Public Records of Harris County, Texas (Tract 1), also known as Lot 50 of Spring Stuebner Estates, Section 1, an unrecorded Subdivision in Harris County, Texas, and being more particularly described by metes and bounds as follows:

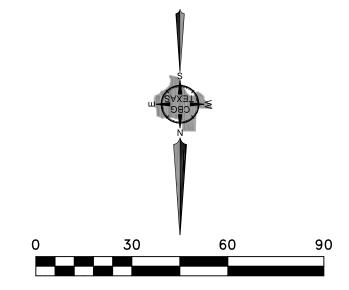
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said remainder of D'Antoni tract (Lot 87), and lying along the South line of Ripple Lane (60 foot right-of-way), from which a 1/2 inch iron rod found bears, West at a distance of 200.00 feet, at the Northwest corner of that tract of land conveyed to Ernest Eugene D'Antoni and wife, Brenda Diane D'Antoni, by deed recorded in County Clerk File No. M256664, Official Public Records of Harris County, Texas:

THENCE East, along said South line of Ripple Lane, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Wesley J. Matus and wife, Julie Matus, by deed recorded in County Clerk File No. E273037, Official Public Records of Harris County, Texas;

THENCE South 00 degrees 00 minutes 17 seconds East, along the West line of said Matus tract, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of aforesaid Matus tract, and lying along the North line of that tract of land conveyed to Gregory E. Graham, by deed recorded in County Clerk File No. P026752, Official Public Records of Harris County, Texas;

THENCE West, along said North line of Graham tract, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Graham tract, same being the Northeast corner of that tract of land conveyed to Aldenis Souza, by deed recorded in County Clerk File No. RP-2018-49928, Official Public Records of Harris County, Texas, and being the Southeast corner of aforementioned remainder of D'Antoni tract (Lot 87):

THENCE North 00 degrees 00 minutes 17 seconds West, along the East line of said remainder of D'Antoni tract (Lot 87), a distance of 200.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.



Drawn By: MARIA

Scale: <u>1" = 30'</u>

Date: 11/18/2021

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GF NO.:

Purchaser

**Job No.** 2124986