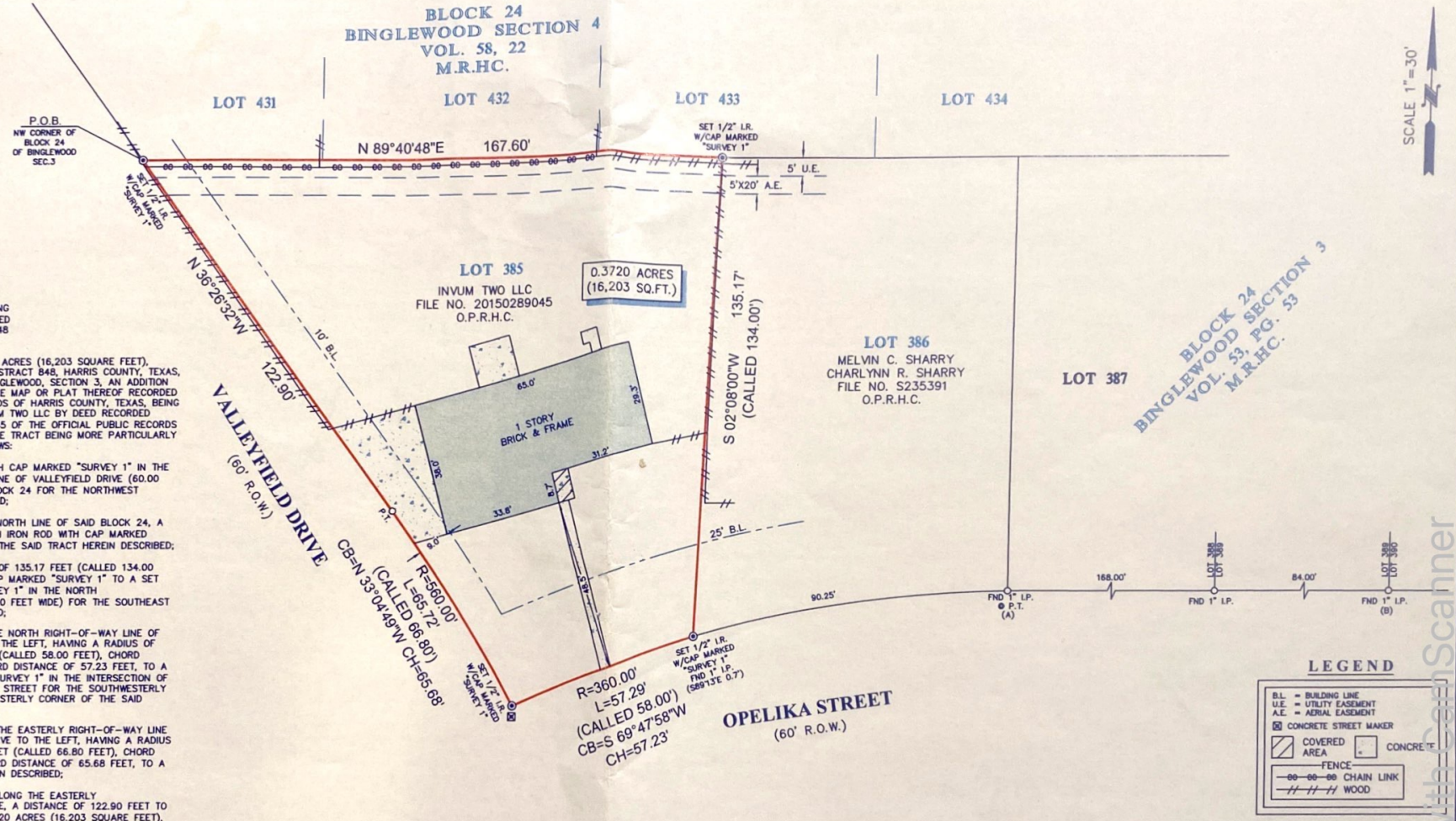

DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3720 ACRES (16,203 SQUARE FEET) SITUATED IN THE W. C. WALLACE SURVEY, ABSTRACT 848 HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.3720 ACRES (16,203 SQUARE FEET), SITUATED IN THE W. C. WALLACE SURVEY, ABSTRACT 848, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 385, IN BLOCK 24, OF BINGLEWOOD, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT LAND CONVEYED UNTO INVUM TWO LLC BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20150289045 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 0.3720-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE INTERSECTION OF EASTERLY RIGHT-OF-WAY LINE OF VALLEYFIELD DRIVE (60.00 FEET WIDE) AND THE NORTH LINE OF SAID BLOCK 24 FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89°40'48" EAST, ALONG THE NORTH LINE OF SAID BLOCK 24, A DISTANCE OF 167.60 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°08'00" WEST, A DISTANCE OF 135.17 FEET (CALLED 134.00 FEET) TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTH RIGHT-OF-WAY LINE OF OPELIKA STREET (60.00 FEET WIDE) FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE IN A SOUTHERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OPELIKA STREET FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 57.29 FEET (CALLED 58.00 FEET), CHORD BEARING OF SOUTH 69°47'58" WEST AND CHORD DISTANCE OF 57.23 FEET, TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE INTERSECTION OF SAID VALLEYFIELD DRIVE AND OF SAID OPELIKA STREET FOR THE SOUTHWESTERLY CORNER OF SAID BLOCK 24 AND FOR SOUTHWESTERLY CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE IN NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VALLEYFIELD DRIVE FOLLOWING A CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 65.72 FEET (CALLED 66.80 FEET), CHORD BEARING OF NORTH 33°04'49" WEST AND CHORD DISTANCE OF 65.68 FEET, TO A POINT OF TANGENCY OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 36°26'32" WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VALLEYFIELD DRIVE, A DISTANCE OF 122.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3720 ACRES (16.203 SQUARE FEET), MORE OR LESS.

LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
CONCRETE STREET MAKER
COVERED AREA
CONCRETE
FENCE
CHAIN LINK
WOOD

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MELVIN C. SHARRY AND CHARLYNN R. SHARRY, RECORDED IN COUNTY CLERK'S FILE NO. S235391 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 26, 2017, UNDER G.F. NO. 14000080.

TITLE COMPANY:

TransAct TITLE

713-429-5436

G.F. #: 14000080

ISSUE DATE: MAY 26, 2017

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3720 ACRES (16,203 SQUARE FEET) SITUATED IN THE W. C. WALLACE SURVEY, ABSTRACT 848, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 385, IN BLOCK 24, OF BINGLEWOOD, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PG. 53 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 27, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

CLIENT: JARED N. WEST & HEATHER R. WEST

ADDRESS: 9018 OPELIKA STREET

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: CH	TECH: EF
DRAFTER: LT	FINAL CHECK: EF
DATE: 7-14-17	
JOB# 6-55206-17	

Scanned with CamScanner