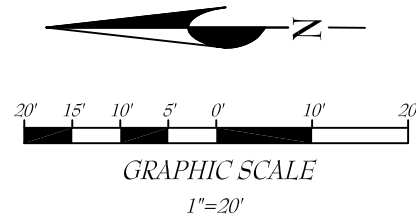


PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

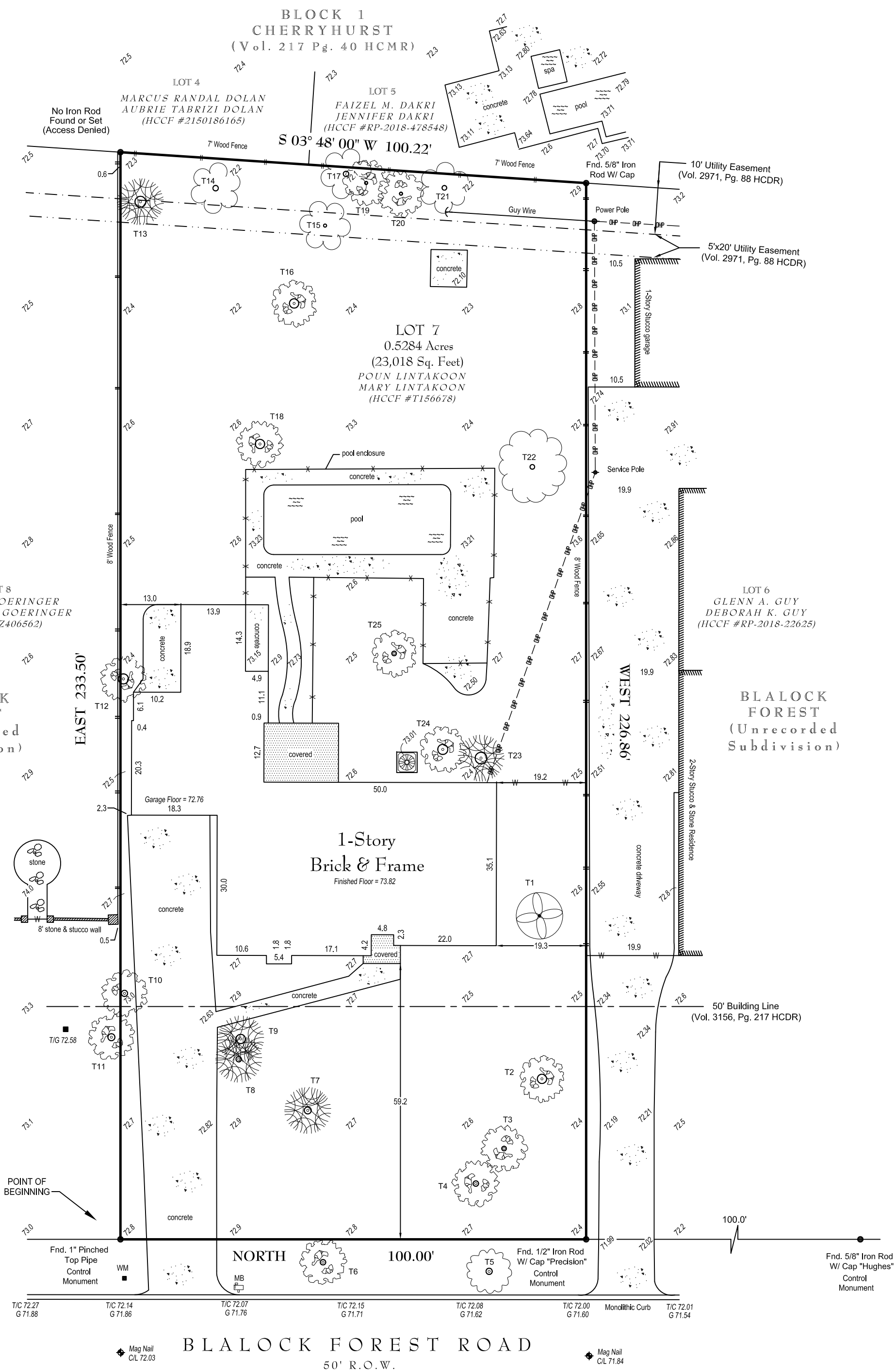


JOHN D. TAYLOR SURVEY
ABSTRACT 72
HARRIS COUNTY, TX

TREE CHART			
Tree ID#	Botanic Name	Trunk Diameter	Canopy Radius
T1	Pear Tree	6"	15.0
T2	Oak Tree	24"	20.0
T3	Oak Tree	12"	20.0
T4	Oak Tree	14"	20.0
T5	Cypress Tree	16"	15.0
T6	Oak Tree	14"	25.0
T7	Pine Tree	18"	20.0
T8	Pine Tree	14"	25.0
T9	Pine Tree	24"	20.0
T10	Elm Tree	16"	20.0
T11	Oak Tree	18"	25.0
T12	Oak Tree	25"	35.0
T13	Pine Tree	28"	20.0
T14	Tallow Tree	14"	20.0
T15	Tallow Tree	8"	20.0
T16	Oak Tree	24"	25.0
T17	Tallow Tree	14"	20.0
T18	Oak Tree	24"	25.0
T19	Oak Tree	8"	15.0
T20	Oak Tree	8"	15.0
T21	Tallow Tree	12"	20.0
T22	Hackberry Tree	12"	20.0
T23	Pine Tree	30"	30.0
T24	Oak Tree	26"	30.0
T25	Oak Tree	12"	25.0

NOTES:

- Elevations shown based on the City of Piney Point Village Benchmark No. 5, Elevation = 61.48 NAVD88 (2001 Adjustment).
- Fences do not follow boundary lines as shown above.
- Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
- Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
- Building and Zoning Ordinance No. 85-1878, dated October 23, 1985, of the City of Houston establishing rules, regulations, procedures and design standards to govern the development, redevelopment, platting of real property within the corporate limits of the city of Houston and within the area of extraterritorial jurisdiction of the City of Houston; Providing for the establishing of building setback lines, repealing article II of Chapter 42 of the code of ordinances related to private streets and making other provisions related to the subject. A certified copy of said ordinance filed for record August 1, 1991, under Harris County Clerk's File No. N253886.
- All bearings are based on the East right of way line of Blalock Forest Road, (North)



PLAT OF PROPERTY

FOR: **POUN LINTAKOON AND MARY LINTAKOON**
 AT: **11634 BLALOCK FOREST ROAD • BUNKER HILL VILLAGE, TX**
 LGL: **A TRACT OR PARCEL OF LAND CONTAINING 0.5284 ACRES (23,018 SQUARE FEET) AND BEING LOT 7 OF BLALOCK FOREST AN UNRECORDED SUBDIVISION, IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, CITY OF BUNKER HILL VILLAGE, HARRIS COUNTY, TEXAS, SAID 0.5284 ACRE TRACT BEING THAT SAME CERTAIN TRACT OF LAND CONVEYED TO POUN LINTAKOON AND WIFE, MARY LINTAKOON, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER T156678 (SEE METES AND BOUNDS)**

SCALE: **1" = 20'**

DATE: **8/6/2020** REVISED DATE: _____

This Property DOES NOT Lie within the designated 100 year Floodplain.

PANEL NO.: **48201C 0645 L**

ZONE: **X** EFF. DATE: **6/18/2007**

BASE FLOOD ELEVATION: **N/A**

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: FIRST AMERICAN TITLE COMPANY

GF#: **475-98-1390 (7/13/1998)**

11634 BLALOCK FOREST ROAD

A tract or parcel of land containing 0.5284 acres (23,018 square feet) and being Lot 7 of Blalock Forest, an unrecorded subdivision, in the John D. Taylor Survey, Abstract 72, City of Bunker Hill Village, Harris County, Texas, said 0.5284 acre tract being that same certain tract of land conveyed to Poun Lintakoon and wife, Mary Lintakoon, as recorded under Harris County Clerk's File Number T156678 said 0.5284 acre tract being more particularly described by metes and bounds as follows with bearings based on the East right of way line of Blalock Forest Road;

BEGINNING at a found 1 inch pinched top pipe being the East right of way line of Blalock Forest Road, (50 feet in width), said found 1 inch pinched top pipe also being the Southwest corner of that certain tract of land conveyed to Kurt A. Goeringer and Patricia N. Goeringer (Lot 8) as recorded under Harris County Clerk's File No. Z406562 of said Blalock Forest and also marking the Northwest corner of the herein described tract

THENCE East, along the South line of said Goeringer tract and the North line of herein described tract, a distance of 233.50 feet to a point for corner being the Southeast corner of said Goeringer tract (Lot 8), same being a point in the West line of Cherryhurst as recorded in Volume 217, Page 40 of the Harris County Map Records and that certain tract of land conveyed to Marcus Randal Dolan and Aubrie Tabrizi Dolan (Lot 4, Block 1) as recorded under Harris County Clerk's File No. 2150186165 and also marking the Northeast corner of the herein described tract;

THENCE South 03 degrees 48 minutes 00 seconds West, along the West line of said Cherryhurst, the West line of said Dolan tract (Lot 4, Block 1), and the East line of herein described tract, passing a point for corner being the southwest corner of said Dolan tract (Lot 4, Block 1) and the Northwest corner of that certain tract of land conveyed to Faizel M. Dakri and Jennifer Dakri (Lot 5, Block 1) as recorded under Harris County Clerk's File No. RP-2018-478548, of said Cherryhurst, a distance of 100.22 feet, to a found 5/8 inch iron rod with cap, same being the Northeast corner of that certain tract of land conveyed to Glenn A. Guy and Deborah K. Guy as recorded in Harris County Clerk's File Number RP-2018-22625 (Lot 6) of said Blalock Forest and also marking the Southeast corner of the herein described tract;

THENCE West, along the North line of said Guy tract and the South line of herein described tract, a distance of 226.86 feet, to a found 1/4 inch iron rod with cap stamped "Precision" for the Northwest corner of said Guy tract, being the East right of way line of said Blalock Forest Road and the Southwest corner of herein described tract and;

THENCE North, along the East right of way line of said Blalock Forest Road and the West line of herein described tract, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 0.5284 acres (23,018 square feet) of land.

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

Sanitary MH
Rim 72.41

Mag Nail
CL 72.39

Mag Nail
CL 72.03

BLALOCK FOREST ROAD
50' R.O.W.

Mag Nail
CL 71.84

JOB # **3075-001** DRAWN BY: **AAS**

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.