

25820 Navajo Place Drive

Being a portion of Lot 1, Block 1 of Navajo Place, Section 1, a Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded under Film Code No. 598151 of the Map Records of Harris County, Texas, same being a portion of that tract of land conveyed to Justin W. Pullen and Cassie R. Pullen, by deed recorded in Document No. RP-2020-170869, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of Lot 2 and Northwest corner of Lot 1 of said Navajo Place, and lying along the East line of Navajo Place Drive (60 foot private permanent access and public utility easement, as shown in Film Code No. 598151, Map Records of Harris County Texas, and a 60 foot road easement, by deed recorded in County Clerk File No. U139403, Official Public Records of Harris County, Texas), and being the Northwest corner of the remainder of Pullen tract;

THENCE South 07 degrees 08 minutes 14 seconds East, along the East line of said Navajo Place Drive, a distance of 119.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said remainder of Pullen tract, and being the POINT OF BEGINNING of that tract herein described;

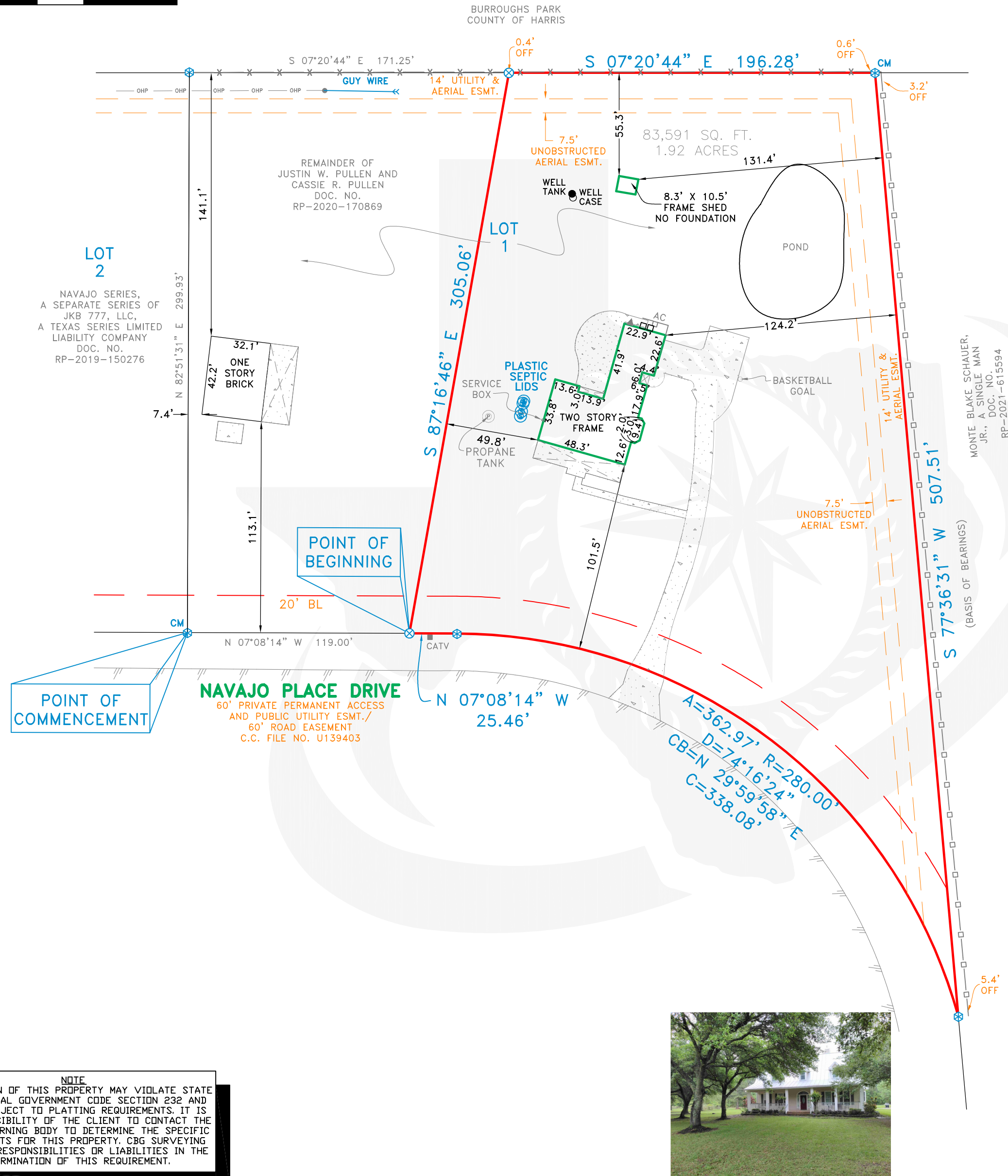
THENCE South 87 degrees 16 minutes 46 seconds East, a distance of 305.06 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the West line of Burroughs Park;

THENCE South 07 degrees 20 minutes 44 seconds East, along said West line of Burroughs Park, a distance of 196.28 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Monte Blake Schauer, Jr., a single man, by deed recorded in Document No. RP-2021-615594, Official Public Records of Harris County, Texas;

THENCE South 77 degrees 36 minutes 31 seconds West, along the North line of said Schauer tract, a distance of 507.51 feet to a 5/8 inch iron rod found for corner, said corner lying along the South line of said Navajo Place Drive, and being the beginning of a non-tangent curve turning to the left, with a radius of 280.00 feet, a delta angle of 74 degrees 16 minutes 24 seconds, a chord bearing of North 29 degrees 59 minutes 58 seconds East, and a chord length of 338.08 feet;

THENCE along said curve to the left, along said Navajo Place Drive, an arc length of 362.97 feet to a 5/8 iron rod found for corner;

THENCE North 07 degrees 08 minutes 14 seconds West, along said East line of Navajo Place Drive, a distance of 25.46 feet to the POINT OF BEGINNING and containing 83,591 square feet or 1.92 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client 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 as are 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 22nd day of June, 2022

Nathan Alan Park
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48201C0065L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: FILM CODE NO. 598151, COUNTY CLERK'S FILE NO.(S) K655742, K850751, L078113, Z505756-AS SHOWN ON TITLE COMMITMENT DATED MARCH 23, 2020, WITH GF. NO. 20-61468-TW
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY; C.C. FILE NO. V084776-AS SHOWN ON TITLE COMMITMENT DATED MARCH 23, 2020, WITH GF. NO. 20-61468-TW

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	60D NAIL 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
—	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
—	VINYL FENCE

CBG SURVEYING TEXAS LLC
419 Century Plaza Dr. Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	06/22/2022	2006213-02	SEE ABOVE	MARIA

1.92 ACRES
PORTION OF LOT 1, BLOCK 1, OF NAVAJO PLACE SECTION 1
HARRIS COUNTY, TEXAS
25820 NAVAJO PLACE DRIVE