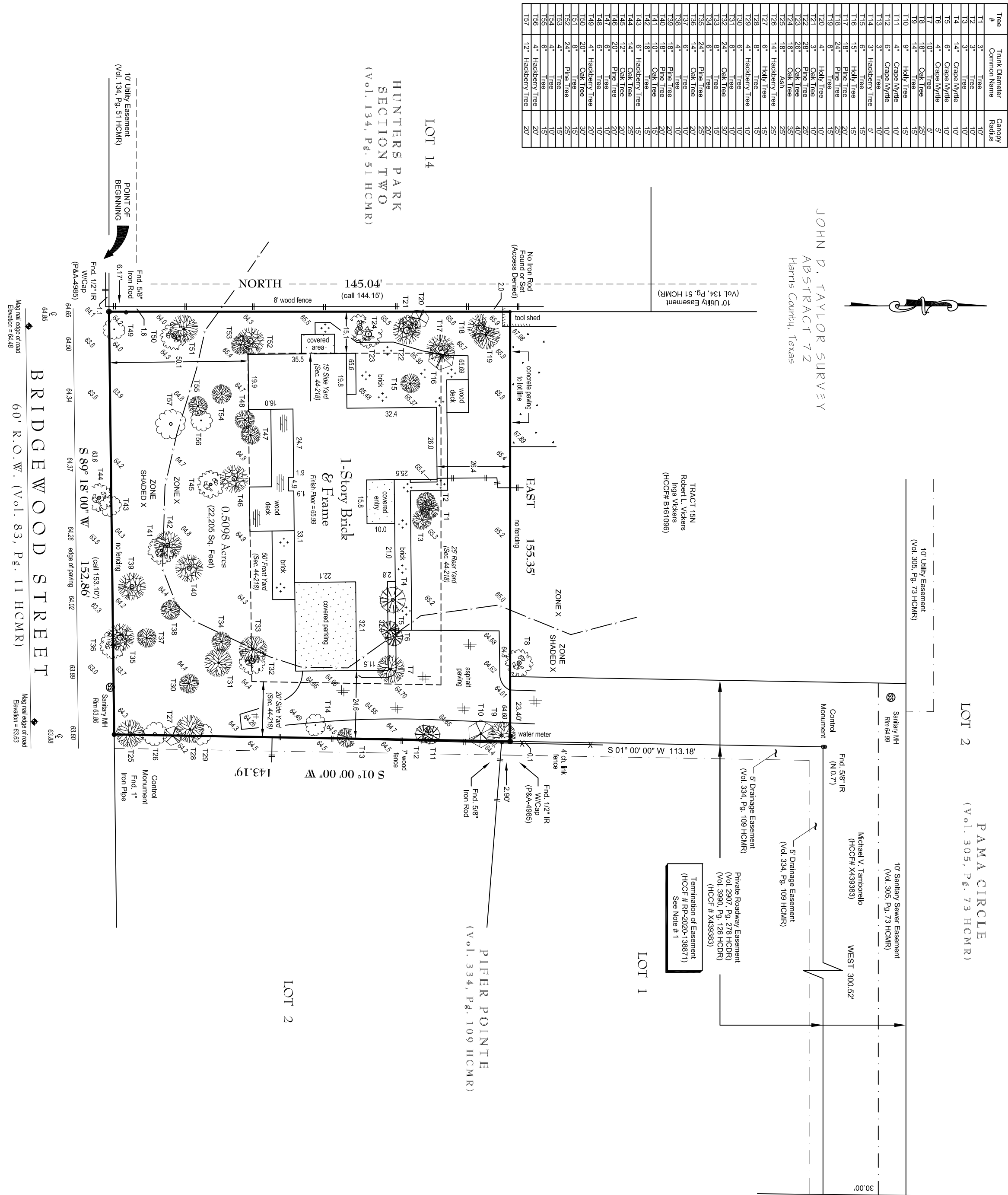


Tree #	Trunk Diameter	Common Name	Radius
T1	3"	Tree	10'
T2	3"	Tree	10'
T3	3"	Tree	10'
T4	14"	Grand Myrtle	10'
T5	6"	Grand Myrtle	10'
T6	4"	Grand Myrtle	5'
T7	16"	Oak Tree	25'
T8	16"	Oak Tree	25'
T9	14"	Oak Tree	15'
T10	9"	Live Oak	15'
T11	6"	Live Oak	10'
T12	6"	Live Oak	10'
T13	3"	Tree	10'
T14	3"	Hackberry Tree	5'
T15	16"	Hickory	15'
T16	16"	Hickory	15'
T17	16"	Hickory	20'
T18	24"	Hickory	20'
T19	3"	Hickory	10'
T20	3"	Hickory	10'
T21	3"	Hickory	10'
T22	20"	Hickory	25'
T23	20"	Hickory	25'
T24	16"	Oak Tree	35'
T25	16"	Oak Tree	25'
T26	16"	Oak Tree	25'
T27	16"	Oak Tree	25'
T28	6"	Hackberry Tree	15'
T29	6"	Hackberry Tree	15'
T30	6"	Hackberry Tree	10'
T31	6"	Hackberry Tree	10'
T32	24"	Oak Tree	30'
T33	6"	Hickory	15'
T34	6"	Hickory	15'
T35	24"	Hickory	15'
T36	4"	Oak Tree	20'
T37	4"	Oak Tree	20'
T38	4"	Oak Tree	10'
T39	4"	Oak Tree	10'
T40	10"	Oak Tree	15'
T41	10"	Oak Tree	15'
T42	6"	Hackberry Tree	15'
T43	6"	Hackberry Tree	15'
T44	6"	Hackberry Tree	20'
T45	12"	Oak Tree	20'
T46	20"	Hickory	20'
T47	6"	Hickory	10'
T48	6"	Hickory	10'
T49	4"	Hackberry Tree	20'
T50	4"	Hackberry Tree	20'
T51	20"	Oak Tree	30'
T52	24"	Hickory	25'
T53	24"	Hickory	25'
T54	4"	Hickory	15'
T55	6"	Hickory	15'
T56	6"	Hickory	15'
T57	12"	Hackberry Tree	20'

JOHN D. TAYLOR SURVEY
ABSTRACT 72
HARRIS COUNTY, TEXAS



- NOTES:**
- As set forth under the provisions of that certain Grant of Easement for Access and Grant of Temporary Roadway License recorded under Harris County Clerk's File No. RP-2020-128871: The above shown tract being called the Current Dominant Estate Property for Easement has agreed that upon the sale, closing and funding or long term leasing of the Dominant Estate, the Easement Purpose will terminate. In that the Dominant Estate will then be accessed solely from Bridgewood Street, obviating the need for the Dominant Estate to use the Easement Property for access, A Temporary Roadway License shall be in place for the non-exclusive ingress and egress to and from Piner Road and the Dominant Estate until said Dominant Estate is sold or leased to a third party.
 - Fences do not follow boundary lines as shown above. Tool shed from adjoining property extends across the Northwest corner as shown.
 - Elevations shown based on City of Piner Point Village Benchmark No. 5. Elevation = 61.48 NAVD88 (2001 adjustment)
 - Lot subject to any and all zoning ordinances or proposed zoning ordinances including those by the City of Hunters Park Village, Texas. Subject tract lies within Zone R according to the Zoning Map of the City of Hunters Park Village, Texas, and may be considered a Non-Conforming Lot of Record. *Front, Side & Rear Yards shown above for main residence per Section 44-218 of the Code of Ordinances and should be verified by the City Building Official of the City of Hunters Park Village, Texas, prior to any planning or construction.* There shall be two Side Yards having a combined width of not less than 35 feet; neither of such Side Yards shall be less than 15 feet. Maximum lot coverage: the building area, exclusive of outdoor swimming pools, shall not exceed one-third of the lot area or 5,625 square feet, whichever is less. Additional provisions for accessory structures, structure height, sports courts, architectural features, etc., are not shown and should be verified prior to any planning or construction.
 - Flood zones shown by graphic plotting only for informational and planning purposes from the City of Houston Geographic Information Management System (GIMS) data.
 - 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.
 - All bearings are based on the East line of the above shown tract. (S 01° 00' 00" W)

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

**EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE**

JOB # 1906-014 DRAWN BY: [Signature]

10914 Bridgewood Street

A tract or parcel of land containing 0.5098 acres (22,205 square feet) located in the John D. Taylor Survey, Abstract 72, Harris County, Texas, as being out of and a part of a 3-acre tract of land from Hilda B. Pifer to W. D. Duffin, as recorded in Volume 1440, Page 448 of the Deed Records of Harris County, Texas, said 0.5098 acre tract also being out of and a part of the said tract of land conveyed by survey to said Hilda B. Pifer and W. D. Duffin, as recorded in Volume 2807, Page 46 of the Deed Records of Harris County, Texas, said 0.5098 acre tract of land being that same certain tract of land conveyed to HERBERT R. MEARS and AVA JEAN MEARS AS RECORDED IN VOLUME 2907, PAGE 278 of the Deed Records of Harris County, Texas, said 0.5098 acre tract being more particularly described by metes and bounds as follows with bearings based on East line of the herein described tract.

BEGINNING at a found 1/2 inch iron rod with cap (P&A-4989) lying in the North right of way line of Bridgewood Street, 60 feet in width as recorded in Volume 83, Page 11 of the Map Records of Harris County, Texas, said found 1/2 inch iron rod with cap marking the Southeast corner of Lot 14 of Hunters Park, Section Two, Township 10N, Range 13E, County of Harris County, Texas, according to the map of plat titled "Survey of Volume 134, Page 51 of the Map Records of Harris County, Texas, said found 1/2 inch iron rod with cap also marking the **POINT OF BEGINNING** and the Southeast corner of the herein described tract.

THENCE North, along the East line of said Lot 14 of Hunters Park, Section Two, passing at 6.17 feet a found 5/8 inch iron rod, continuing for a total distance of 145.04 feet, (call 144.15 feet), to a point for cap on Robert L. Vickers and Rita Vickers as recorded under Harris County Clerk's File No. B1610950, said point for corner also being the Northwest corner of the herein described tract.

THENCE East, along the South line of said Vickers tract, passing at 131.91 feet a point being the Southeast corner of said Vickers tract, same being the West-Southwest corner of a private roadway easement 155.35 feet wide under Harris County Clerk's File No. XA39383, continuing for a total distance of 155.35 feet to a point on the North line of Lot 14 of Hunters Park, Section Two, Township 10N, Range 13E, County of Harris County, Texas, according to the map of plat titled "Survey of Volume 134, Page 51 of the Map Records of Harris County, Texas, said found 1/2 inch iron rod with cap marking the most Southerly Southeast corner of said private roadway easement, said found 1/2 inch iron rod with cap also marking the Northeast corner of the herein described tract.

THENCE South 01 degrees 00 minutes 00 seconds West, passing at 2.90 feet a found 5/8 inch iron rod marking the Southwest corner of said Lot 1, said found 5/8 inch iron rod with cap marking the Southwest corner of Lot 2 of said Piner Pointe, continuing for a total distance of 143.19 feet to a found 1 inch iron pipe lying in the said Lot 2 of Piner Pointe, said found 1 inch iron pipe marking the Southeast corner of said Lot 2 of Piner Pointe, said found 1 inch iron pipe also marking the Southeast corner of the herein described tract.

THENCE South 89 degrees 18 minutes 00 seconds West, along the said North right of way line of Bridgewood Street, a distance of 152.86 feet, (call 153.10 feet), to the **POINT OF BEGINNING** and containing 0.5098 acres, (22,205 square feet), of land.

PLAT OF PROPERTY
FOR: **DAVID SADEGHPOUR, ALAN SADEGHPOUR or Assigns**
AT: **10914 BRIDGEWOOD STREET • HUNTERS CREEK VILLAGE, TX**
L.G.L.: **A TRACT OR PARCEL OF LAND CONTAINING 0.5098 ACRES, (22,205 SQ. FT.), LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, HARRIS COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT OF LAND CONVEYED TO HERBERT R. MEARS AND AVA JEAN MEARS AS RECORDED IN VOLUME 2907, PAGE 278 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.**
(metes & bounds attached)

SCALE: 1" = 30'
DATE: 5/18/2019 REVISED DATE: 3/11/2021
This Property DOES NOT lie within the designated 100 year Floodplain.
PANEL NO: 48201C 0645 L FIS PROFILE F-G
ZONE: X, SHADED X EFF. DATE: 6/18/07
BASE FLOOD ELEVATION: 64.5 (100YR) 65.5 (500YR)
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: CHARTER TITLE INSURANCE COMPANY
GF#: CH-4750-1047502100030-AMM (2/21/2021)

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK CIRCLE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 839-0034 ▲ FAX (281) 839-0033