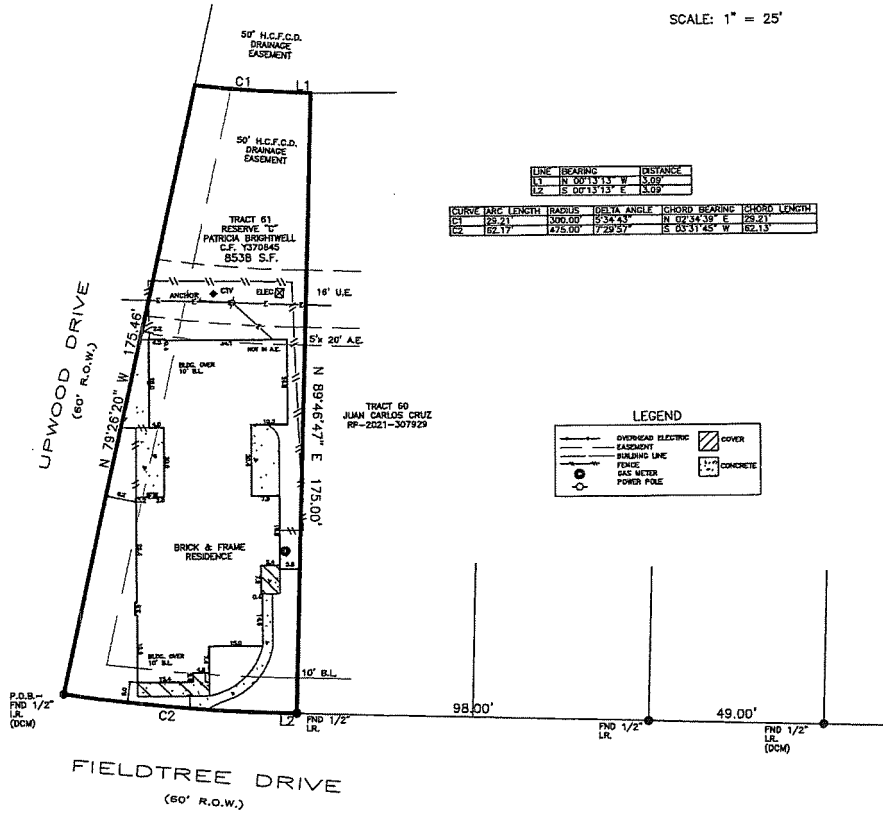


Robert A. Laplant, Jr.

SCALE: 1" = 25'



LINE BEARING	DISTANCE
L1	N 00°13'13\" W 3.00'
L2	S 02°13'13\" E 3.00'

CURVE	TYPE	LENGTH	RADIUS	CHORD ANGLE	CHORD BEARING	CHORD LENGTH
C1	1/2	175.00'	175.00'	N 00°00'00\" E	175.00'	175.00'
C2	1/2	62.17'	475.00'	17°29'37\"	S 03°31'45\" W	82.13'

LEGEND

	OVERHEAD ELECTRIC		EASEMENT
	BUILDING LINE		COVER
	FENCE		CONCRETE
	GAS METER		
	POWER POLE		

- NOTES:**
- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, OF NO. 385333-0800, EFFECTIVE DATE OF AUGUST 4, 2021, ISSUED AUGUST 24, 2021, ARE SHOWN HEREON.
 - DEED RESEARCH PERFORMED BY TITLE COMPANY.
 - THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (SHADED) AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48221C-0200A, DATED JUNE 8, 2014. ZONE "X" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE IN 500-YEAR FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
 - ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS ON THE RIGHT-OF-WAY LINE OF FIELDTREE DRIVE PER RECORDED PLAT.
 - MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
 - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DETERMINED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
 - ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DISCREPANCIES ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIVE ACCURACY OF THE BOUNDARY MONUMENTATION.
 - THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE AS DELINEATED BELOW.
 - FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
 - AGREEMENT FOR ELECTRIC SERVICE PER H.C.F.C. No. D460102.
 - UNDEFINED GROUND EASEMENT PER PLAT. NOTE, PLAT IS ILLISIBLE.

TO FIRST AMERICAN TITLE COMPANY AND MOVEMENT MORTGAGE, LLC:

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent right-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

Robert A. Laplant, Jr.

ROBERT A. LAPLANT, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234
 NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
 THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF AUGUST 25, 2021

LAPLANT SURVEYORS, INC.
 17150 Butte Creek Road, #135 TEL: 281-440-8890
 Houston, Texas 77060 orders@houstonlandsurveying.com

	BOUNDARY SURVEY OF TRACT 61 RESERVE "C" OF REPLAT OF NORTHSHIRE, SECTION 1 VOLUME 180, PAGE M.R. 100 HARRIS COUNTY, TEXAS 8538 S.F.			
	20257 FIELDTREE DRIVE, HUMBLE TEXAS 77338			
SCALE: 1"=25'	DRAWN BY: RL	FB NO: _____	APPROVED: _____	PROJECT NO.: 27116
PURCHASER TIMOTHY LEE PERRY				

FBIH No. 10145400

LaPlant Surveyors, Inc.

17150 Butte Creek Road, Ste. 135

Houston Texas, 77090

281-440-8890

Firm No. 10145800

A tract of land containing 8538 square feet being known as Tract 61 of Reserve "C" of Replat of Northshire, Section 1, a subdivision in Harris County Texas as recorded in Volume 180, Page 100 of the Map Records of said Harris County, and being the same tract of land as described in deed to Patricia Brightwell under Clerk's File Number Y370645 of the Real Property Records of said Harris County, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (found) at the most southeast corner of said Reserve "C", being the intersection to the west right-of-way line of Fieldtree Drive (60 feet in width) with the north right-of-way line of Upwood Drive (60 feet in width);

THENCE N 79 deg 26 min 20 sec W along the most southerly line of Reserve "C", a distance of 175.46 feet to the southwest corner of Reserve "C", and the herein described tract of land, being located in the centerline of a Harris County Flood Control District Easement (called 100 feet in width);

THENCE with said centerline with the westerly line of Tract 61 along a curve to the left having a radius of 300.00 feet and a central angle of 05 deg 34 min 43 sec, an arc length of 29.21 feet having a chord bearing of N 02 deg 34 min 39 sec E and a chord distance of 29.21 feet to a Point of Tangency in said centerline;

THENCE N 00 deg 13 min 13 sec W continuing with said centerline with the west line of Tract 61, a distance of 3.09 feet to the northwest corner of the herein described tract of land, and being the southwest corner of Tract 60 as described in deed to Juan Carlos Cruz under Clerk's File Number RP-2021-307929;

THENCE N 89 deg 46 min 47 sec E along the north line of Tract 61 and the south line of Tract 60 passing through a portion of Reserve "C", a distance of 175.00 feet to a 1/2" iron rod (found) at the northeast corner of the herein described tract and the southeast corner of Tract 60, being located on the aforementioned west right-of-way line of Fieldtree Drive;

THENCE S 00 deg 13 min 13 sec E with the east line of Tract 61 and Reserve "C" with said west right-of-way line of Fieldtree Drive, a distance of 3.09 feet to a Point of Curvature in said right-of-way line;

THENCE continuing with the east line of Tract 61 and Reserve "C" with said west right-of-way line of Fieldtree Drive along a curve to the right having a radius of 475.00 feet and a central angle of 07 deg 29 min 57 sec, an arc length of 62.17 feet having a chord bearing of S 03 deg 31 min 45 sec W and a chord distance of 62.13 feet to the Point of Beginning and containing 8538 square feet of land.

A separate survey has been prepared in conjunction with this description.

