

TITLE COMPANY:



281-938-1200

G.F. # 69129-GAT87

ISSUE DATE: 12-13-18



H.T. & B.R.R. CO.
SURVEY NO. 14
ABSTRACT 1300

BELLAIRE BOULEVARD

(120' R.O.W.)

REFERENCE POINT
SOUTH R.O.W. LINE
BELLAIRE BOULEVARD
AND NE CORNER
WILDFLOWER GREEN, SECTION 1
VOL. 259, PG. 98 M.R.H.C.
AND NW CORNER
BRACWOOD TOWNHOMES
VOL. 201, PG. 126
M.R.H.C.

SCALE 1" = 20'

GREENWAY CHASE STREET
(R.O.W. VARIES)

BLOCK 1

COMMON AREA

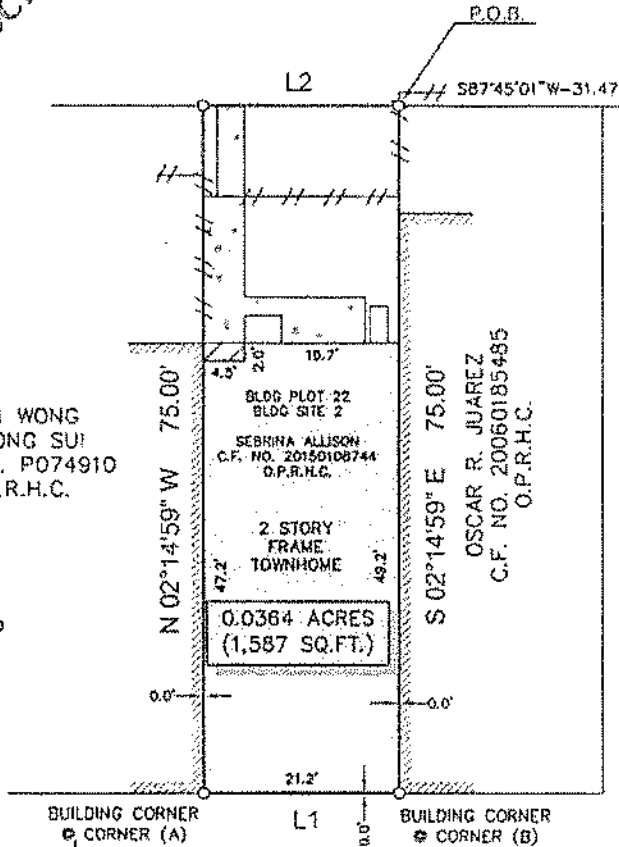
S02°25'45"E - 45.18'

CHOI WONG
& FONG SUI
C.F. NO. P074910
O.P.R.H.C.

OSCAR R. JUAREZ
C.F. NO. 20060185485
O.P.R.H.C.

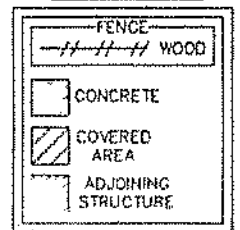
BRACWOOD TOWNHOMES
VOL. 201, PG. 126
M.R.H.C.

WILDFLOWER GREEN
SECTION 1
VOL. 259, PG. 98
M.R.H.C.



ALLEY "A"
(WIDTH VARIES)

LEGEND



LINE	BEARING	DISTANCE
L1	S 87°45'01" W	21.17'
L2	N 87°45'01" E	21.17'

Handwritten signature: Heidi Rivas 6/28/18

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO SEBRINA ALLISON, RECORDED IN COUNTY CLERK'S FILE 20150108744 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THIS SURVEY PLAT IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY SURVEY 1, INC. DATED DECEMBER 20, 2018.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-13-18, UNDER G.F. NO. 69129-GAT87
 - BLANKET EASEMENT FOR PUBLIC/PRIVATE UTILITIES, STREETS, DRIVEWAYS, WALKWAYS, SEWERS, ACCESS AND DRAINAGE OVER AND ACROSS COMMON AREAS AS RECORDED UNDER C.F. NO. F597378 O.P.R.H.C.
 - AN AGREEMENT WITH H. L. & P. FOR INSTALLATION, OPERATION & MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS RECORDED UNDER C.F. NO. F558644 O.P.R.H.C.
 - CABLE TELEVISION AGREEMENT AS RECORDED UNDER C.F. NO. H367762 O.P.R.H.C.

LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 0.0364 ACRES (1,587 SQUARE FEET) SITUATED IN THE H.T. & B.R.R. CO. SURVEY NO. 14, ABSTRACT 14, HARRIS COUNTY, TEXAS, BEING COMMONLY KNOWN AS BUILDING PLOT 22 IN BUILDING SITE 2, OF WILDFLOWER GREEN, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 259, PAGE 98, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0364 ACRES (1,587 SQUARE FEET) SITUATED
IN THE H.T. & B.R.R. CO. SURVEY NO. 14, ABSTRACT 1360
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0364 acres (1,587 square feet), situated in the H.T. & B.R.R. Co. Survey No. 14, Abstract 1360, Harris County, Texas, being commonly known as Building Plot 22, in Building Site 2, of Wildflower Green, Section 1, according to the map or plat thereof recorded in Volume 259, Page 98, of the Map Records of Harris County, Texas, and being all of a tract of land conveyed unto Sebrina Allison by deed recorded under County Clerk's File No. 20150108744 of the Official Public Records of Harris County, Texas. Said 0.0364-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a point in the south right-of-way line of Bellaire Boulevard (120.00 feet wide) and the northeast corner of said Wildflower Green, Section 1, and the northwest corner of Braewood Townhomes, as recorded in Volume 201, Page 126, of the Map Records of Harris County, Texas;

THENCE South $02^{\circ}25'45''$ East, along the east line of said Wildflower Green, and the west line of said Braewood Townhomes, a distance of 45.18 feet to a point;

THENCE South $87^{\circ}45'01''$ West. A distance of 31.47 feet to the POINT OF BEGINNING and the northeast corner of said tract herein described;

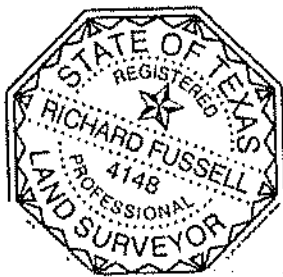
THENCE South $02^{\circ}14'59''$ East, a distance of 75.00 feet to a building corner for the southeast corner of said tract herein described;

THENCE South $87^{\circ}45'01''$ West, a distance of 21.17 feet to a building corner for the southwest corner of said tract herein described;

THENCE North $02^{\circ}14'59''$ West, a distance of 75.00 feet to a point for the northwest corner of said tract herein described;

THENCE North $87^{\circ}45'01''$ east, a distance of 21.17 feet to the POINT OF BEGINNING and containing 0.0364 acres (1,587 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated December 20, 2018, job number 12-69080-18.



A handwritten signature in black ink, appearing to read "R. Fussell", written over a light blue horizontal line.