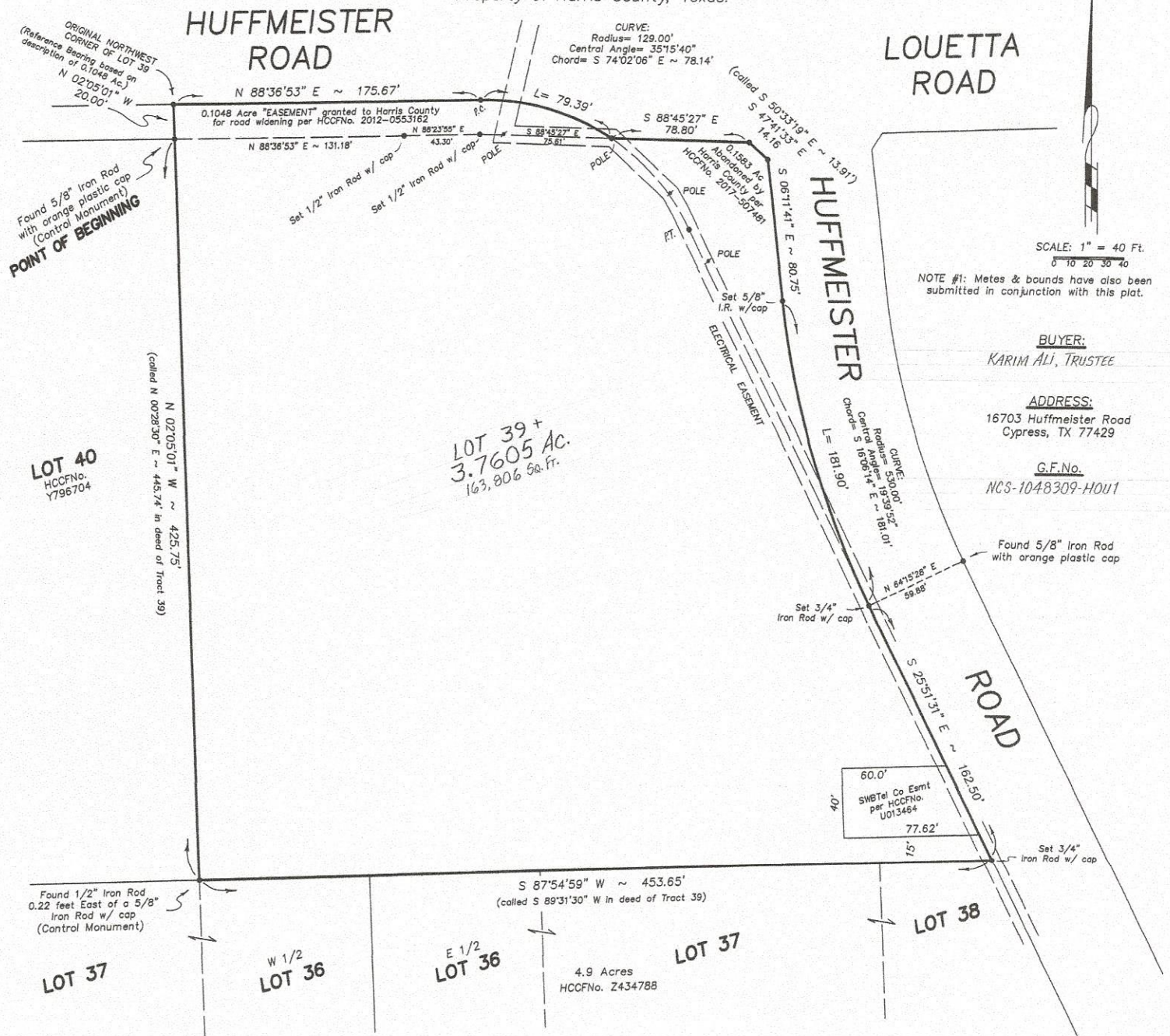


A plat of a 3.7605 acre (163,806 Sq. Ft.) tract of land in the J. S. Ricketts Survey, Abstract No. 671, in Harris County, Texas, consisting of that certain called 3.6008 acre tract of land known as Lot 39 of

**CYPRESS COUNTRY ~ SECTION 2,**

and described in deed recorded under Clerk's File No. 2008-0197341, and that certain 0.1583 acres of which were abandoned by Harris County by instrument recorded under Clerk's File No. 2017-507481, of the Official Public Records of Real Property of Harris County, Texas.



SCALE: 1" = 40 Ft.  
0 10 20 30 40

NOTE #1: Metes & bounds have also been submitted in conjunction with this plat.

**BUYER:**  
KARIM ALI, TRUSTEE

**ADDRESS:**  
16703 Huffmeister Road  
Cypress, TX 77429

**G.F.No.**  
NCS-1048309-HOU1

I do hereby certify that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.  
and...  
that this survey was made under my supervision on the ground of the property described and depicted hereon. There are no conflicts, discrepancies, shortages in area or boundary lines, or any overlapping of improvements unless shown. All visible easements and rights-of-way are shown.  
Signed, stamped and dated this 27th day of May, 2021.  
**UPDATES/ ADDITIONS/ REVISIONS:**



Prepared by  
Tony Swonke Land Surveying  
700 Kane Street  
Tomball, TX 77375  
281-351-7789

Metes & Bounds

Being a 3.7605 acre (163,806 square feet) tract of land in the J. S. Ricketts Survey, Abstract No. 671, in Harris County, Texas, and consisting of 1) that certain called 3.6008 acre tract of land known as Lot 39 of **CYPRESS COUNTRY, SECTION 2** (an unrecorded subdivision), and described in deed recorded under Clerk's File No. 2008-0197341 of the Official Public Records of Real Property of Harris County, Texas, and 2) that certain 0.1583 acre portion of road right-of-way abandoned by Harris County recorded under Clerk's File No. 2017-507481. Said 3.7605 acres is hereafter referred to as "the subject tract" and is more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod (with orange plastic cap) found lying in the South right-of-way line of Huffmeister Road (120 foot R-O-W), in the West line of said Lot 39, in the East line of Lot 40 of said subdivision (HCCFNo. Y796704), and marking the Southwest corner of that certain 0.1048 acre "EASEMENT" granted to Harris County for road widening recorded under Clerk's File No. 2012-0553162;

**THENCE** North 02°05'01" West (Reference Bearing based on deed of said 0.1048 acre "EASEMENT"), with the said common lot line, a distance of 20.00 feet to a point in concrete pavement of Huffmeister Road marking the Northwest corner of the subject tract, the said 0.1048 acre "EASEMENT", and said Lot 39, and the Northeast corner of said Lot 40;

**THENCE** North 88°36'53" East, with the old South right-of-way line of Huffmeister Road, and the North line of Lot 39 and the said 0.1048 acre "EASEMENT", a distance of 175.67 feet to a point marking the beginning of a curve;

**THENCE** in a southeasterly direction with a curve to the right along the old right-of-way line of Huffmeister Road (Radius= 129.00' Central Angle= 35°15'40", Chord= S 74°02'06" E, 78.14'), an arc length of 79.39 feet to a 1/2 inch iron rod set in the South right-of-way line of Huffmeister Road, and marking the most easterly point of the said 0.1048 acre "EASEMENT", the Northwest corner of the said 0.1583 acre portion of abandoned road, and an angle point in the North line of the subject tract;

**THENCE** South 88°45'27" East, with the South line of Huffmeister Road, a distance of 78.80 feet to a 5/8 inch iron rod (with cap) set to mark the northerly corner of a forty-five-degree cut-back corner at the intersection of Huffmeister Road (running East and West), and Huffmeister Road (running North and South);

**THENCE** South 47°41'33" East (called S 50°33'19" E), a distance of 14.16 feet (called 13.91') to a 5/8 inch iron rod (with cap) set to mark the southerly corner of the said forty-five-degree cut-back corner;

**THENCE** South 06°11'41" East, with the West line of Huffmeister Road, a distance of 80.75 feet to a 5/8 inch iron rod (with cap) set to mark the beginning of a curve;

**THENCE** in a southeasterly direction with a curve to the left along the West line of Huffmeister Road (Radius= 530.00 feet, Central Angle= 19°39'52", Chord= S 16°06'14" E, 181.01'), an arc length of 181.90 feet to a 3/4 inch iron rod (with cap) set to mark the end of said curve and the most southerly point of the said 0.1583 acre abandoned portion of Huffmeister Road;

**THENCE** South 25°51'31" East, continuing with the West line of Huffmeister Road, a distance of 162.50 feet to a 3/4 inch iron rod (with cap) set to mark the Southeast corner of the subject tract and Lot 39, and the Northeast corner of Lot 38, being a portion of that certain 4.9 acre tract of land recorded under Clerk's File No. Z434788;

**THENCE** South 87°54'59" West (called S 89°31'30" W in deed of Lot 39), departing the West line of Huffmeister Road and with the North line of Lots 38, 37 and 36, a distance of 453.65 feet to a 1/2 inch iron rod found (0.22 feet East of a 5/8 inch iron rod with cap) marking the Southwest corner of Lot 39 and the subject tract, the Southeast corner of said Lot 40, the Northwest corner of Lot 36, and the Northeast corner of Lot 37;

**THENCE** North 02°05'01" West (called N 00°28'30" E in deed of Lot 39), with the common line of Lots 39 and 40, a distance of 425.75 feet to the **POINT OF BEGINNING** and containing 3.7605 acres of land with an address of 16703 Huffmeister Road, Cypress, TX 77429.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



A handwritten signature in blue ink, appearing to read "Tony P. Swonke".

Tony P. Swonke  
RPLSNo. 4767  
May 27, 2021