

Being a lot, tract or parcel of land situated in the John N. Hooper Survey, Abstract No. 375, Harris County, Texas, same being a tract of land conveyed to Worthline USA, by deed recorded in Clerk's File No. RP-2016-552792, Deed Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Worthline USA, LLC, by deed recorded in Instrument No. 20150020152, Official Public Records, Harris County, Texas, said corner being along the South right of way line of Alice Road (60 foot right of way);

THENCE North 89 degrees 07 minutes 32 seconds East, along the South right of way line of said Alice Road, a distance of 105.34 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PICKERING" for corner, and being the beginning of a tangent curve to the right, with a radius of 171.16 feet, a delta angle of 24 degrees 09 minutes 56 seconds, a chord bearing of South 78 degrees 47 minutes 30 seconds East, and a chord length of 71.66 feet;

THENCE along said curve to the right, along the South right of way line of said Alice Road, an arc length of 72.19 feet to a 5/8 iron rod found for corner, and being the beginning of a tangent curve to the left, with a radius of 171.16 feet, a delta angle of 19 degrees 05 minutes 15 seconds, a chord bearing of South 76 degrees 15 minutes 09 seconds East, and a chord length of 56.76 feet;

THENCE along said curve to the left, along the South right of way line of said Alice Road, an arc length of 57.02 feet to a Mag nail found for corner, said corner being the Northwest corner of that tract of land conveyed to Jose Ciro Pacheco, by deed recorded in Clerk's File No. W906011, Deed Records, Harris County, Texas;

THENCE South 01 degrees 29 minutes 57 seconds East, along the West line of said Pacheco tract, a distance of 68.16 feet to a Mag nail found for corner, said corner being the Northeast corner of that tract of land conveyed to Stanley E. Lapole, Sr. and wife, Carolyn Y. Lapole, by deed recorded in Clerk's File No. Y315752, Deed Records, Harris County, Texas;

THENCE South 88 degrees 30 minutes 03 seconds West, along the North line of Lapole tract, a distance of 229.99 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PICKERING" for corner, said corner being along the East line of said Worthline USA, LLC (20150020152);

THENCE North 01 degrees 29 minutes 57 seconds West, along the East line of said Worthline USA, LLC tract (20150020152), a distance of 100.00 feet to the POINT OF BEGINNING and containing 21,064 square feet or 0.48 acres of land.

14207 Alice Road

Being a lot, tract or parcel of land situated in the John N. Hooper Survey, Abstract No. 375, Harris County, Texas, same being a tract of land conveyed to Worthline USA, by deed recorded in Clerk's File No. RP-2016-552792, Deed Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Worthline USA, LLC, by deed recorded in Instrument No. 20150020152, Official Public Records, Harris County, Texas, said corner being along the South right of way line of Alice Road (60 foot right of way);

THENCE North 89 degrees 07 minutes 32 seconds East, along the South right of way line of said Alice Road, a distance of 105.34 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PICKERING" for corner, and being the beginning of a tangent curve to the right, with a radius of 171.16 feet, a delta angle of 24 degrees 09 minutes 56 seconds, a chord bearing of South 78 degrees 47 minutes 30 seconds East, and a chord length of 71.66 feet;

THENCE along said curve to the right, along the South right of way line of said Alice Road, an arc length of 72.19 feet to a 5/8 inch iron rod found for corner, and being the beginning of a tangent curve to the left, with a radius of 171.16 feet, a delta angle of 19 degrees 05 minutes 15 seconds, a chord bearing of South 76 degrees 15 minutes 09 seconds East, and a chord length of 56.76 feet;

THENCE along said curve to the left, along the South right of way line of said Alice Road, an arc length of 57.02 feet to a Mag nail found for corner, said corner being the Northwest corner of that tract of land conveyed to Jose Ciro Pacheco, by deed recorded in Clerk's File No. W906011, Deed Records, Harris County, Texas;

THENCE South 01 degrees 29 minutes 57 seconds East, along the West line of said Pacheco tract, a distance of 68.16 feet to a Mag nail found for corner, said corner being the Northeast corner of that tract of land conveyed to Stanley E. Lapole, Sr. and wife, Carolyn Y. Lapole, by deed recorded in Clerk's File No. Y315752, Deed Records, Harris County, Texas;

THENCE South 88 degrees 30 minutes 03 seconds West, along the North line of Lapole tract, a distance of 229.99 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PICKERING" for corner, said corner being along the East line of said Worthline USA, LLC (20150020152);

THENCE North 01 degrees 29 minutes 57 seconds West, along the East line of said Worthline USA, LLC tract (20150020152), a distance of 100.00 feet to the POINT OF BEGINNING and containing 21,064 square feet or 0.48 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by First American Title Guaranty Company in connection with the transaction described in GF# 2797248-16033. The undersigned Registered Professional Land Surveyor hereby certifies to Paloma Property Mgmt. and First American Title Guaranty Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 14207 Alice Road described in CC# RP-2016-552792, and shown hereon; (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; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48201C0210L, with a date of 06/18/2007) pursuant to the Flood Disaster Protection Act of 1973.

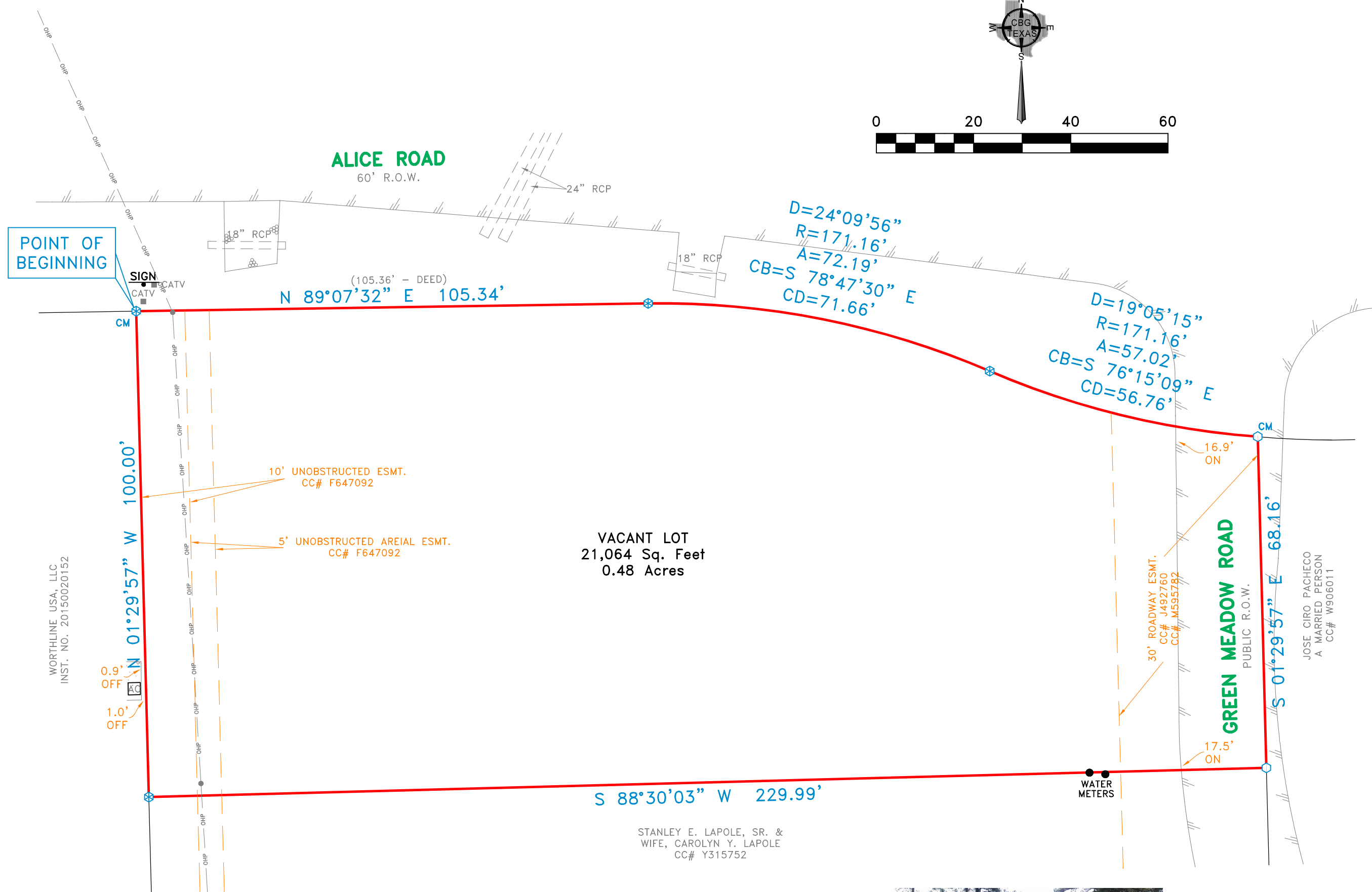
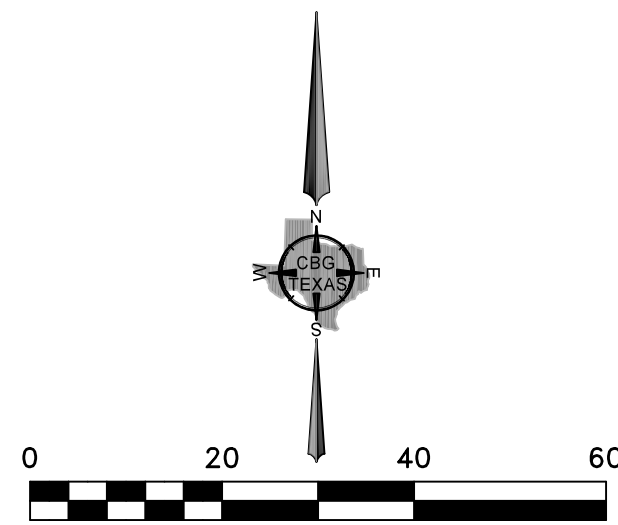
The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

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.

Executed this 13th day of March, 2023

Nathan Alan Pare

Registered Professional Land Surveyor



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CC# J199763 VOL. 1199, PG. 260

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 8226, PG. 138
VOL. 8499, PG. 540



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

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ MAG NAIL FOUND	AC - AIR CONDITIONING
□ FENCE POST CORNER	⊙ FIRE HYDRANT
⊗ "X" FOUND / SET	— OES - OES
⊗ 5/8" ROD FOUND	— OHP - OHP
▲ UNDERGROUND ELECTRIC	— COVERED PORCH, DECK OR CARPORT
△ UNDERGROUND ELECTRIC	— OVERHEAD ELECTRIC SERVICE
● POWER POLE	— OVERHEAD POWER LINE
⊕ POINT FOR CORNER	▭ CONCRETE PAVING
▭ GRAVEL/ROCK ROAD OR DRIVE	▭ DOUBLE SIDED WOOD FENCE
▭ ASPHALT PAVING	▭ CHAIN LINK FENCE
▭ WOOD FENCE	▭ 0.5" WIDE TYPICAL BARBED WIRE
▭ IRON FENCE	▭ PIPE FENCE

CBS
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	3/13/2023	2302928	SEE CERT.	TO

TEXAS LAND TITLE SURVEY

JOHN N. HOOPER SURVEY, ABSTRACT NO. 375

HARRIS COUNTY, TEXAS

14207 ALICE ROAD

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN CC# RP-2016-552792, D.R.H.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.