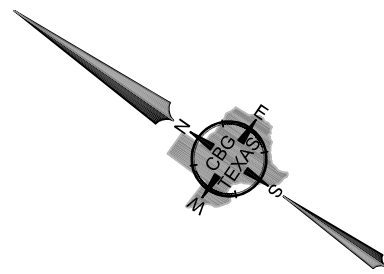


0 40 80 120



16006 Salmon Lane

Being Lot 14 in Block 7 of Amended Plat of Champion Forest, Section 7, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No. 360128, of the Map Records of Harris County, Texas, and being a portion of Restricted Reserve "A" in Champion Forest, Section 8, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 299, Page 21 of the Map Records of Harris County, Texas, same being that tract of land conveyed to Anthony L. Hill, a married person, by deed recorded in Instrument No. X437571, Official Public Records of Harris County, Texas, and being that tract of land conveyed to Anthony L. Hill, by deed recorded in Document No. 20070082113, Official Public Records of 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 common South corner of Lot 12 and West corner of Lot 14 in Block 7 of Amended Plat of Champion Forest, Section 7, same being the South corner of that tract of land conveyed to Drake L Hiller et ux Nancy L. Hiller, by deed recorded in Document No. P319721, Official Public Records of Harris County, Texas, and lying along the Northeast line of Salmon Lane (50 foot right-of-way);

THENCE North 55 degrees 22 minutes 17 seconds East, along the Southeast line of said Hiller tract, a distance of 222.32 feet to a fence post for corner, said corner being the East corner of aforesaid Hiller tract, and being the South corner of that tract of land conveyed to Charles Morgan and wife, Nancy N. Morgan, by deed recorded in Document No. M231254, Official Public Records of Harris County, Texas;

THENCE North 42 degrees 10 minutes 24 seconds East, along the Southeast line of said Morgan tract, a distance of 89.58 feet to fence post for corner, said corner being the South corner of Lot 29 in Block 4 of Champion Forest, Section 8, same being the West corner of that tract of land conveyed to Brent Hitchcock and Shannon Hitchcock, husband and wife, by deed recorded in Document No. RP-2023-45463, Official Public Records of Harris County, Texas;

THENCE South 61 degrees 44 minutes 29 seconds East, along the Southwest line of said Hitchcock tract, a distance of 97.00 feet to a fence post for corner, said corner lying along the Northwest line of that tract of land conveyed to Robert Owens and wife, Amy L. Owens, by deed recorded in Document No. 20070397432, Official Public Records of Harris County, Texas, from which a pk nail found bears North 88 degrees 17 minutes 22 seconds East, a distance of 0.36 feet for witness;

THENCE South 28 degrees 03 minutes 47 seconds West, along said Northwest line of Owens tract, passing at a distance of 93.73 feet to a 1/2 inch iron rod found, at the West corner of aforesaid Owens tract and North corner of that tract of land conveyed to Adrian Hyde and Amy Hyde, a married couple, by deed recorded in Document No. RP-2020-644299, Official Public Records of Harris County, Texas, and continuing a total distance of 116.83 feet to a fence post for corner, said corner being the West corner of said Hyde tract, and being the North corner that tract of land conveyed to Brian R. Vassigh and Deanna L. Vassigh, by deed recorded in Document No. 20100249157, Official Public Records of Harris County, Texas;

THENCE South 55 degrees 42 minutes 11 seconds West, along the Northwest line of said Vassigh tract, a distance of 89.80 feet to a point for corner, said corner being the West corner of aforesaid Vassigh tract, and being the North corner of that tract of land conveyed to Thomas E. Dougherty and Lauren Dougherty, husband and wife, (Tract 2), by deed recorded in Document No. RP-2017-266540, Official Public Records of Harris County, Texas;

THENCE South 55 degrees 22 minutes 17 seconds West, along the Northwest line of said Dougherty tract (Tract 2), a distance of 140.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Dougherty tract (Tract 1), and lying along the aforementioned Northeast line of Salmon Lane, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 60 degrees 19 minutes 57 seconds, a chord bearing of North 57 degrees 36 minutes 00 seconds West, and a chord length of 50.25 feet;

THENCE along said curve to the left, along the Northeast line of said Salmon Lane, an arc length of 52.65 feet to a point for corner;

THENCE North 34 degrees 37 minutes 43 seconds West, along said Northeast line of Salmon Lane, a distance of 72.70 feet to the POINT OF BEGINNING and containing 38,582 square feet or 0.89 acres of land.

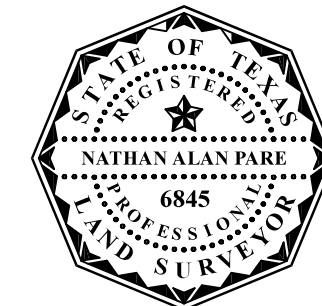
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to The Client, that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (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; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

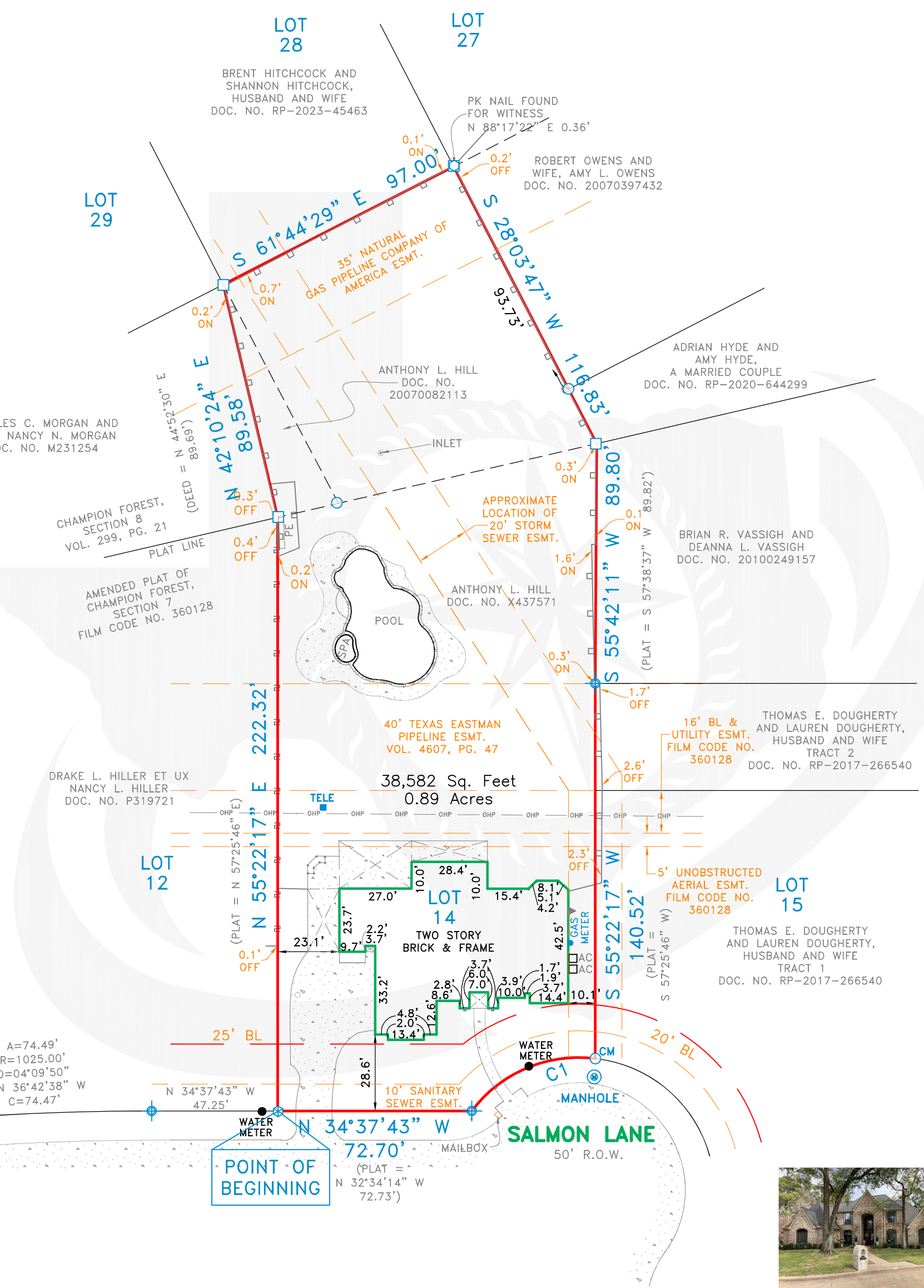
Executed this 1st day of March, 2024

Nathan Alan Pare

Registered Professional Land Surveyor



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



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.65'	50.00'	60°19'57"	N 57°36'00" W	50.25'

NOTE: According to the F.I.R.M. in Map No. 48201C0245M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

REVISIONS		
DATE	BY	NOTES

LEGEND

<ul style="list-style-type: none"> ◯ CONTROLLING MONUMENT ○ 1/2" IRON ROD FOUND ○ 1/2" IRON ROD SET ○ 1" IRON PIPE FOUND ○ FENCE POST CORNER ⊗ "X" FOUND / SET ⊗ 5/8" ROD FOUND ▲ UNDERGROUND ELECTRIC △ OVERHEAD ELECTRIC ● POWER POLE ⊕ POINT FOR CORNER ⊗ GRVEL/ROCK ROAD OR DRIVE 	<ul style="list-style-type: none"> PE - POOL EQUIPMENT ■ COLUMN AC - AIR CONDITIONING ⊗ FIRE HYDRANT — OES - OES — OHP - OHP — OVERHEAD ELECTRIC SERVICE — OVERHEAD POWER LINE — CONCRETE PAVING — DOUBLE SIDED WOOD FENCE 	<ul style="list-style-type: none"> — ASPHALT PAVING — CHAIN LINK FENCE — WOOD LINK FENCE — 0.5" WIDE TYPICAL BARBED WIRE — IRON FENCE — PIPE FENCE — COVERED PORCH, DECK OR CARPORT
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	03/01/2024	2402885	SEE CERT.	MARIA

METES AND BOUNDS

LOT 14 IN BLOCK 7 OF AMENDED PLAT OF CHAMPION FOREST, SECTION 7 & RESTRICTED RESERVE "A" IN CHAMPION FOREST, SECTION 8

HARRIS COUNTY, TEXAS

16006 SALMON LANE