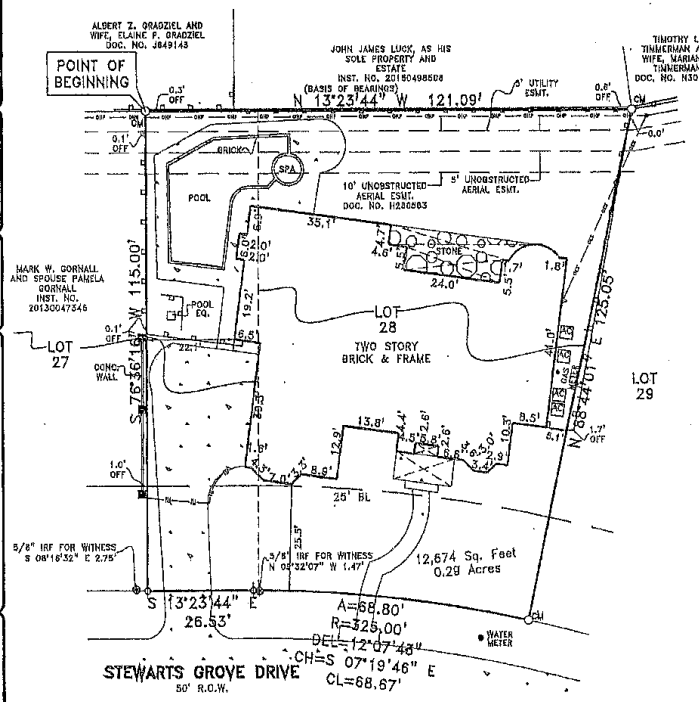
CBG SURVEYING INC

LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
+ POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	—U— IRON FENCE
■ COLUMN	—X— BARBED WIRE
▲ UNDERGROUND ELECTRIC	EOA EDGE OF ASPHALT
—OHP— OVERHEAD ELECTRIC POWER	EOG EDGE OF GRAVEL
—OES— OVERHEAD ELECTRIC SERVICE	CONCRETE
—O— CHAIN LINK	COVERED AREA
WOOD FENCE 6.0' WIDE TYPICAL	
DOUBLE SIDED WOOD FENCE	

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 350, PG. 128, C.C. FILE NOS. 0689770, U183575, V686572, Y986016, 20030412390, 20120342482, 20120342483, 20120342484, 20130657272, 20150315472, 20150031210, 20170374326, 20170395519



16023 Stewarts Grove Drive

Being all of Lot 26 and a portion of Lot 27 in Block 6 of Amended Plat of Champion Forest, Section 7, according to the Map or Plat thereof recorded in Volume 360, Page 128 of the Map Records of Harris County, Texas, same being that tract of land conveyed to Steven J. Singer, by deed recorded in Document Number H869569, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Mark W. Gornall and spouse, Pamela Gornall, by deed recorded in Instrument Number 20130047546, Official Public Records, Harris County, Texas and being in the Northeast line of that tract of land conveyed to Albert Z. Gradziel and wife, Elaine F. Gradziel, by deed recorded in Document Number J849143, Official Public Records, Harris County, Texas;

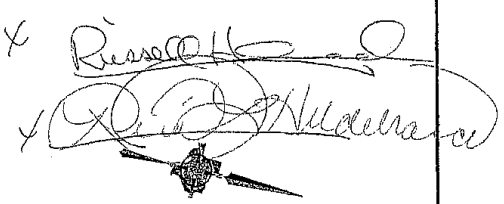
THENCE North 13 degrees 23 minutes 44 seconds West, along the Northeast line of said Gradziel tract, continuing along that tract of land conveyed to John James Luck, as his sole property and Estate, by deed recorded in Instrument Number 20150498508, Official Public Records, Harris County, Texas, a distance of 121.09 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Luck tract and being the East corner of that tract of land conveyed to Timothy L. Timmerman and Wife, Marianne Timmerman, by deed recorded in Document Number N301417, Official Public Records, Harris County, Texas and being the Southeast corner of Lot 29 in Block 6 of said Champion Forest Addition;

THENCE North 88 degrees 44 minutes 01 seconds East, along the South line of said Lot 29, a distance of 125.05 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 29 and being in the Southwest line of Stewarts Grove Drive (50 foot right-of-way) and being in a curve to the left, having a Radius of 325.00 feet, a Delta of 12 degrees 07 minutes 43 seconds, a Chord Bearing and Distance of South 07 degrees 19 minutes 46 seconds East, 68.67 feet;

THENCE along said Southwest line of Stewarts Grove Drive and along said curve to the left an arc length of 68.80 feet to a point for corner, from which a 5/8 inch iron rod found bears North 03 degrees 32 minutes 07 seconds West, a distance of 1.47 feet for witness;

THENCE South 13 degrees 23 minutes 44 seconds East, along the said Southwest line of Stewarts Grove Drive, a distance of 26.53 feet to a point for corner, said corner being the North corner of aforesaid Gornall tract, from which a 5/8 inch iron rod found bears South 08 degrees 16 minutes 32 seconds East, a distance of 2.75 feet for witness;

THENCE South 76 degrees 36 minutes 16 seconds West, along the North line of said Gornall tract, a distance of 115.00 feet to the POINT OF BEGINNING and containing 12,674 square feet or 0.29 acres of land.



0 20 40 60

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

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

This survey is made in conjunction with the information provided by Veritas Title Company. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____ Purchaser

Drawn By: BG
Scale: 1" = 20'
Date: 10/4/17
GF No.: 17040579
Job No.: 1722554

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STATE OF TEXAS — CLAY L. KNUDSEN — 4372 — REGISTERED PROFESSIONAL LAND SURVEYOR

CLAY L. KNUDSEN, RPLS No. 4372