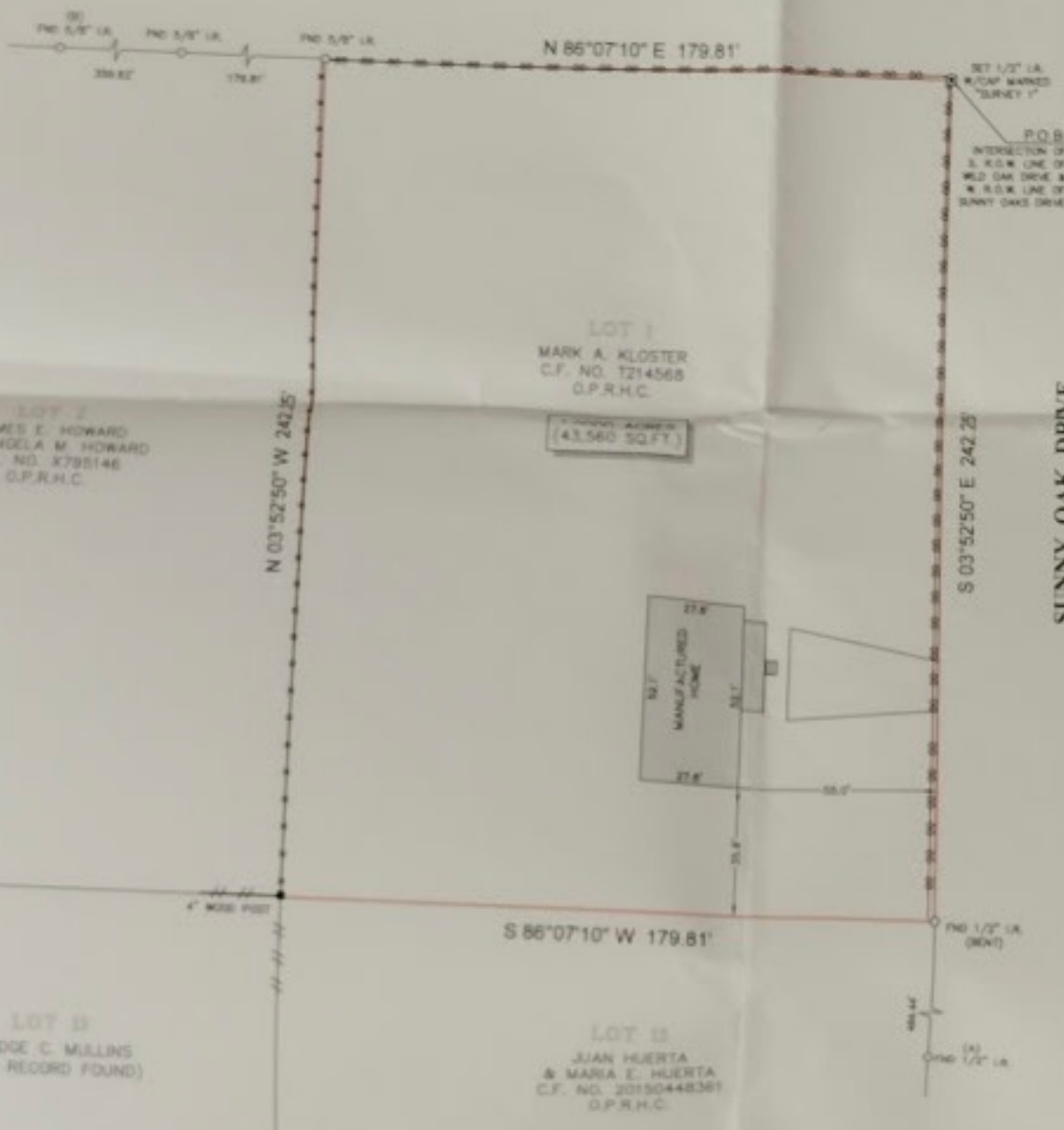


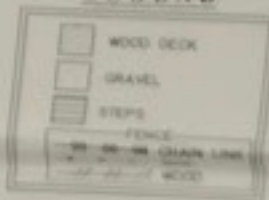
ELLIS BENSON
SURVEY
ABSTRACT 165

SCALE 1"=30'

WILD OAK DRIVE
(60' R.O.W.)



LEGEND



DESCRIPTION OF A TRACT OF LAND CONTAINING 1.000 ACRES (43,560 SQUARE FEET) SITUATED IN THE ELLIS BENSON SURVEY, ABSTRACT 165, HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.000 ACRES (43,560 SQUARE FEET), SITUATED IN THE ELLIS BENSON SURVEY, ABSTRACT 165, HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO MARK A. KLOSTER BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. T214568 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ALSO KNOWN AS LOT 1, BLOCK 3, OF CYPRESS POINT SUBDIVISION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, SAID 1.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON WITH CAP MARKED "SURVEY 1" FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILD OAK DRIVE (60.00 FEET WIDE) AND THE WEST RIGHT-OF-WAY LINE OF SUNNY OAK DRIVE (60.00 FEET WIDE) AND THE NORTHEAST CORNER OF SAID LOT 1 AND OF THE SAID TRACT HEREIN DESCRIBED:

THENCE SOUTH 03°52'50" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNNY OAK DRIVE, A DISTANCE OF 242.25 FEET TO A FOUND 1/2-INCH IRON ROD (BENT) FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

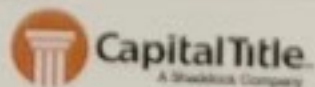
THENCE SOUTH 86°07'10" WEST, A DISTANCE OF 179.81 FEET TO A 4-INCH WOOD POST FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03°52'50" WEST, A DISTANCE OF 242.25 FEET TO A FOUND 5/8-INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WILD OAK DRIVE FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 86°07'10" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WILD OAK DRIVE, A DISTANCE OF 179.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES (43,560 SQUARE FEET), MORE OR LESS.

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MARK A. KLOSTER, RECORDED IN COUNTY CLERK'S FILE NO. T214568 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 ANY OTHER TRANSACTION OR SUBSEQUENT OWNERS.
- ADDITIONAL INVESTIGATIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL OBSTACLES SHOWN ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 06-05-18, UNDER 4.7, NO. 19-421567-01.
- POWER LINE EASEMENTS GRANTED TO HALF STATES UTILITY COMPANY AS RECORDED IN VOL. 1804, P. 406 & VOL. 8234, P. 504 S.B. AND UNDER C.F. NO. 210610 S.P.R.H.C.



FILE NO. 19-421567-01
DATE: JUNE 05, 2019

A TRACT OF LAND CONTAINING 1.000 ACRES (43,560 SQUARE FEET) SITUATED IN THE ELLIS BENSON SURVEY, ABSTRACT 165, HARRIS COUNTY, TEXAS, BEING KNOWN AS LOT 1, IN BLOCK 3, OF CYPRESS POINT SUBDIVISION, SECTION 8, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.



Richard J. Schmitt
Surveyor

Survey 1, Inc. A Shucklark Company 1100 West Loop West, Suite 1000, Houston, TX 77027-3000 P.O. Box 2000, Houston, TX 77250-2000		FILED NO. 19-421567-01 DATE: JUNE 05, 2019 BY: [Signature]
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