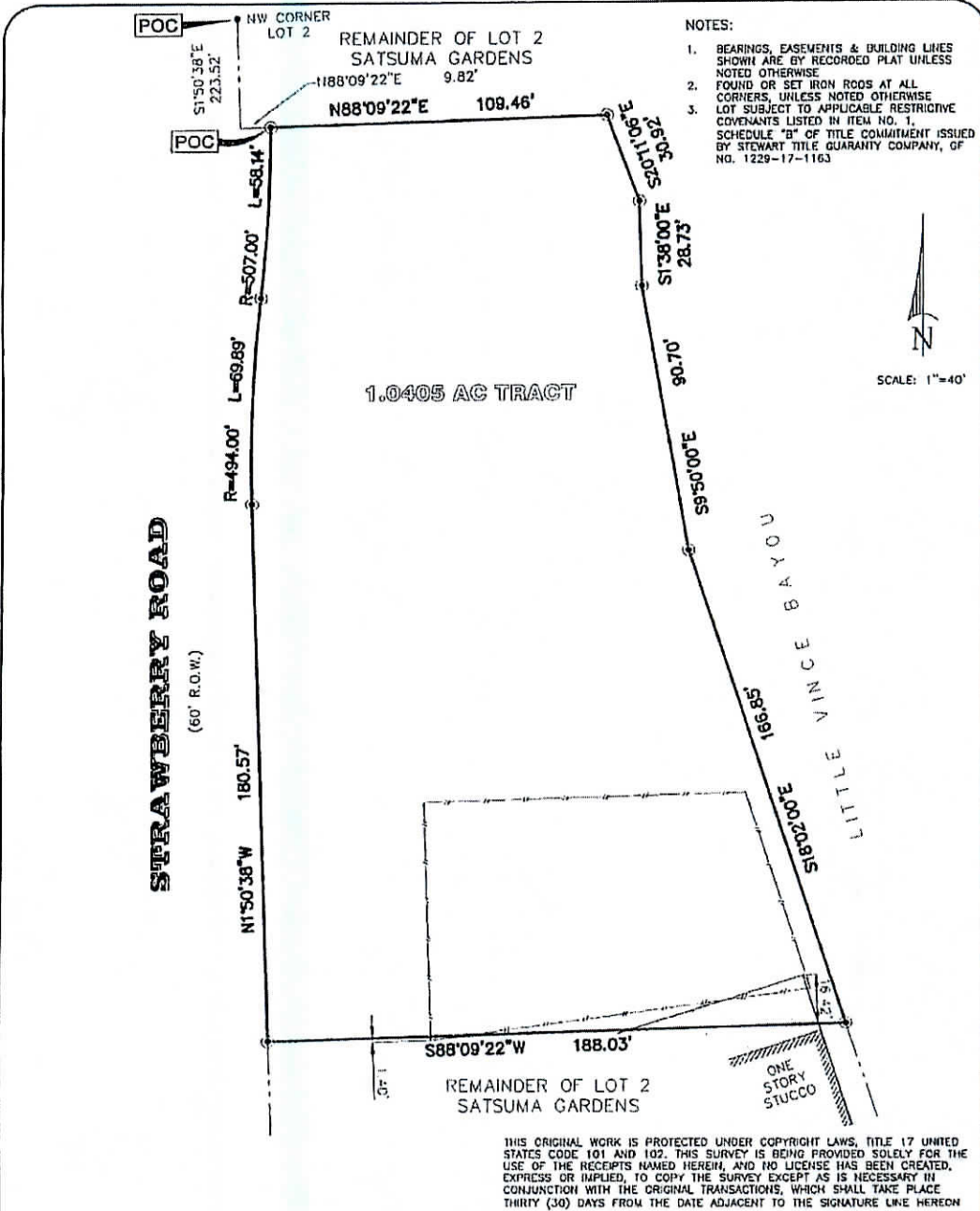




BOUNDARY SURVEY A TRACT OF LAND OUT OF LOT TWO, SATSUMA GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOL. 2, PG. 40 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED AS TRACT 2 BY DEED RECORDED UNDER CLERK'S FILE NO. W978956 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.	
JOB NO.: 3140 DATE: 3/31/17 REVISED: SURVEYED BY: B.L.S. DRAWN BY: D.V. FOR: AMERICAN TITLE CO. OFF: 1229-17-1163 PURCHASER: TROY TEER FLOODPLAIN INFO: FIRM NO. 48201C0905M DATE 1-08-17 ZONE X FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'s ACCURACY	THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENT OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON <i>Billy L. Shanks</i> BILLY L. SHANKS REGISTRATION NO. 1821 BILLY L. SHANKS 4902 CAROLINE STREET SEABROOK, TX 77586 PH: 281.808.4789 FAX: 281.291.8872 STATE OF TEXAS REGISTERED BILLY L. SHANKS 1821 PROFESSIONAL LAND SURVEYOR

1.0405 ACRES OF LAND OUT OF LOT 2, SATSUMA GARDENS, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 2, PAGE 40, HARRIS COUNTY MAP RECORDS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE S 01° 50' 38" E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 223.52 FEET TO THE NORTHWEST CORNER OF A 1.0537 ACRE TRACT DESCRIBED AS TRACT II IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W976956 (300242033);

THENCE N 88° 09' 22" E, ALONG THE NORTH LINE OF SAID 1.0537 ACRE TRACT, A DISTANCE OF 9.82 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING OF THIS TRACT LOCATED ON THE EAST LINE OF STRAWBERRY ROAD;

THENCE N 88° 09' 22" E 109.46 FEET TO A 1/2" IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID 1.0537 ACRE TRACT LOCATED ON THE WEST LINE OF LITTLE VINCE BAYOU;

THENCE SOUTHERLY ALONG THE WEST LINE OF LITTLE VINCE BAYOU AND THE EAST LINE OF SAID 1.0537 ACRE TRACT AS FOLLOWS:

S 20° 11' 06" E 30.92 FEET
S 01° 38' 00" E 28.73 FEET
S 09° 50' 00" E 90.70 FEET
S 18° 02' 00" E 166.85 FEET TO A 1/2" IRON ROD AT THE SOUTH-EAST CORNER OF SAID 1.0537 ACRE TRACT;

THENCE S 88° 09' 22" W 188.03 FEET TO THE SOUTHWEST CORNER OF SAID 1.0537 ACRE TRACT LOCATED ON THE EAST LINE OF STRAWBERRY ROAD (60' WIDE);

THENCE N 01° 50' 38" W, ALONG THE EAST LINE OF STRAWBERRY ROAD (60' WIDE), A DISTANCE OF 180.57 FEET TO AN IRON ROD LOCATED AT A POINT OF CURVATURE TO THE RIGHT;

THENCE NORTHERLY ALONG THE EAST LINE OF STRAWBERRY ROAD BEING A CURVE TO THE RIGHT WITH A RADIUS OF 494.00 FEET, A CENTRAL ANGLE OF 08° 06' 20", A DISTANCE OF 69.89 FEET (CHORD BEARS N 02° 12' 32" E 69.83 FEET) TO A POINT OF REVERSE CURVE;

THENCE CONTINUING NORTHERLY ALONG THE EAST LINE OF STRAWBERRY ROAD, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 507.00 FEET, A CENTRAL ANGLE OF 06° 34' 15", A DISTANCE OF 58.14 FEET (CHORD BEARS N 02° 58' 38" E 58.13 FEET) TO THE POINT OF BEGINNING.

Billy L. Smith
3/31/17