

Notes:
Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would effect this parcel.



0.4935 ACRES OF LAND, SITUATED IN THE GILBERT BROOKS SURVEY, A-6, HARRIS COUNTY, TEXAS, BEING ALL THE REMAINDER OF LOT 45, LAKE HOUSTON FOREST, SECTION 4, AN UNRECORDED SUBDIVISION, AND BEING A PORTION OF TRACT 1, (LOTS 44 & 45) IN INSTRUMENT TO KEITH C. JAEHNE IN CLERK'S FILE NO. RP-2024-121483, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

May 8, 2024
Book: 520
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File: 24040008 Jaehne
Firm No. 10104100

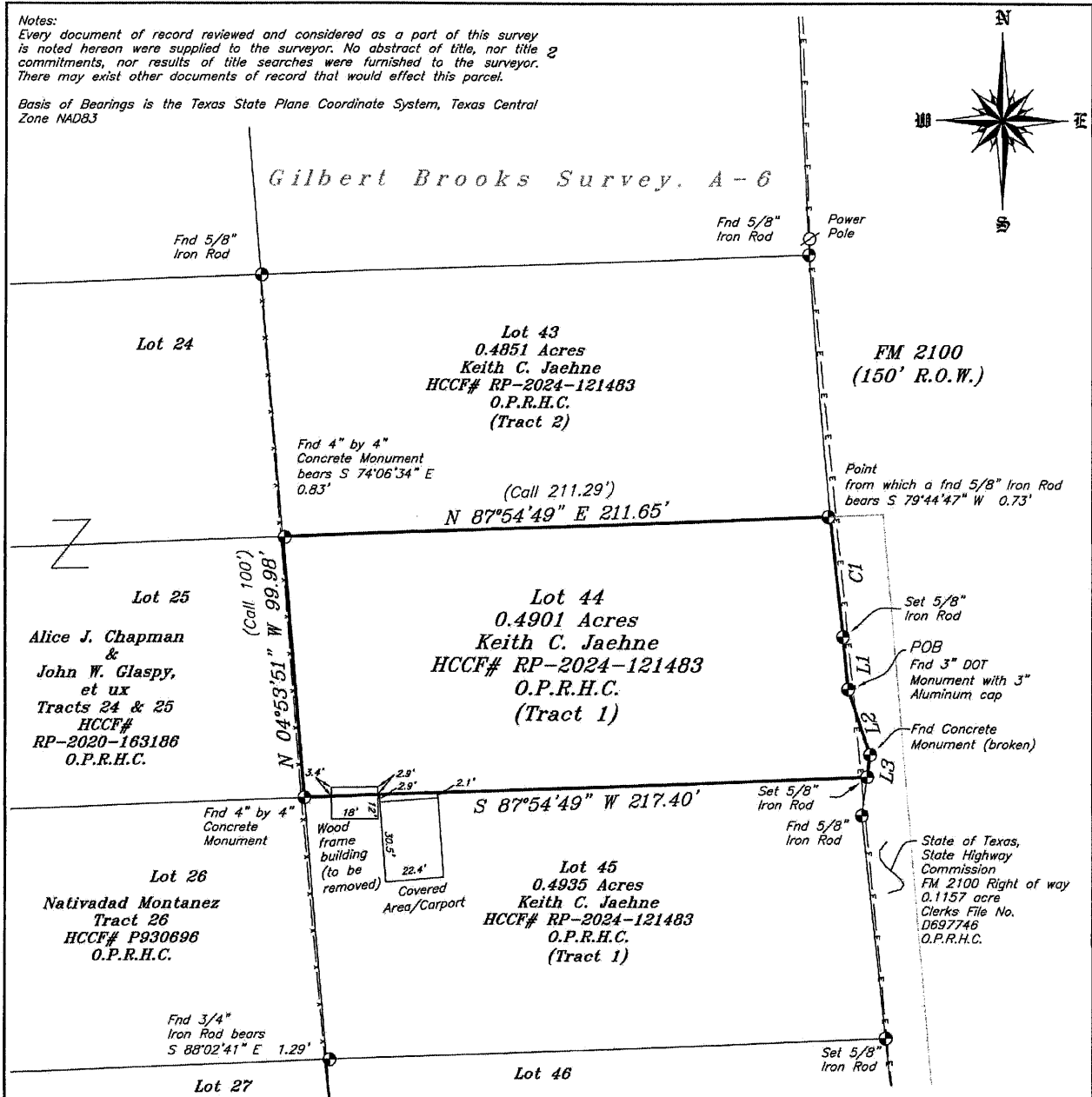
KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



Notes:

Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would effect this parcel.

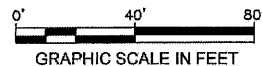
Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83



LINE	BEARING	DISTANCE
L1	S 05°28'00" E	20.03'
L2	S 19°05'11" E	26.39'
L3	S 07°55'36" W	8.63'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	46.24'	2939.79'	S 06°07'03" E	46.24'

LEGEND	
Fence Line	—x—x—x—
Overhead Powerline	—E—E—E—
Building Line	—
Utility Easement	—
Found 5/8" Iron Rod (Unless Noted)	⊙



MAP OF SURVEY OF

0.4901 ACRES OF LAND, SITUATED IN THE GILBERT BROOKS SURVEY, A-6, HARRIS COUNTY, TEXAS, BEING ALL THE REMAINDER OF LOT 44, LAKE HOUSTON FOREST ADDITION, SECTION 4, AN UNRECORDED SUBDIVISION, AND BEING A PORTION OF TRACT 1, (LOTS 44 & 45) IN INSTRUMENT TO KEITH C. JAEHNE IN CLERK'S FILE NO. RP-2024-121483, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS

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Firm No. 10104100

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey.

Dated this, the 8th day of May, 2024.

Kenneth E. Savoy
KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



WASHBURN & COMPANY

Land Surveyors

P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

0.4935 ACRES

LOT 45

GILBERT BROOKS SURVEY, ABSTRACT No. 6
HARRIS COUNTY, TEXAS

BEING a 0.4935 acre tract of land, situated in the Gilbert Brooks Survey, Abstract No. 6, Harris County, Texas, being the remainder of Lot 45, Lake Houston Forest Addition, Section IV, an unrecorded subdivision, and being a portion of that certain called Tract 1, consisting of Lot 44 and Lot 45 described in instrument to Keith C. Jaehne in Clerks File No. RP-2024-121483 in the Official Public Records of Harris County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a 5/8 inch iron rod set in the apparent, occupied and monumented west right-of-way line of FM 2100 (150' R.O.W.), being the southeast corner of said Lot 44 of said Lake Houston Forest Addition, and the northeast corner of said Lot 45 and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 07°55'36" West along and with said west right-of-way line 15.02 feet to a 5/8 inch iron rod found on said west right-of-way line and an angle point in Lot 45 and the herein described tract;

THENCE South 06°12'13" East, continuing along the west right-of-way line of FM 2100 a distance of 85.35 feet to a 5/8 inch iron rod set on the said west right-of-way line for the northeast corner of Lot 46, referenced as Tract 3 in the said Clerks File No. RP-2024-121483 conveyance to Keith C. Jaehne, and being the southeast corner of the said Lot 45 and the herein described tract;

THENCE South 87°54'49" West, along the north line of the said Lot 46, and the south line of the said Lot 45 and the herein described tract, 216.01 feet to a point being the northwest corner of said Lot 46, the northeast corner of Lot 27 of said unrecorded subdivision, being that certain tract of land described in instrument to Natividad Montanez recorded in Clerks File No. N221151, Official Public Records of Harris County, the southeast corner of Lot 26 of said unrecorded subdivision, being that certain tract described in instrument to Natividad Montanez recorded in Clerks File No. P930696, Official Public Records of Harris County, and the southwest corner of said Lot 45 and the herein described tract, from which a 3/4 inch iron rod bears South 88°02'41" East, a distance of 1.29 feet;

THENCE North 04°53'51" West along the east line of said Lot 26 and the west line of said Lot 45 and the herein described tract 100.04 feet to a 4 inch by 4 inch concrete monument found for the northeast corner of the said Lot 26, the southeast corner of Lot 25, the southwest corner of said Lot 44, and the northwest corner of the said Lot 45 and the herein described tract;

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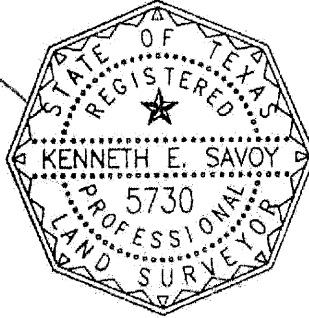
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THENCE North 87°54'49" East, along the south line of the said Lot 44 and the north line of the said Lot 45 and the herein described tract, 217.40 feet to the **POINT OF BEGINNING**, containing a computed area of 0.4935 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730

08 May, 2024



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P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION
0.4901 ACRES
LOT 44
GILBERT BROOKS SURVEY, ABSTRACT No. 6
HARRIS COUNTY, TEXAS

BEING a 0.4901 acre tract of land, situated in the Gilbert Brooks Survey, Abstract No. 6, Harris County, Texas, being the remainder of Lot 44, Lake Houston Forest Addition, Section IV, an unrecorded subdivision, and being a portion of that certain called Tract 1, consisting of Lot 44 and Lot 45 described in instrument to Keith C. Jaehne in Clerks File No. RP-2024-121483 in the Official Public Records of Harris County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at Texas Department of Transportation monument with a three inch aluminum cap found for an angle point on the said west right-of-way line;

THENCE South $19^{\circ}05'11''$ East, continuing along the west right-of-way line of FM 2100 a distance of 26.39 feet to a concrete monument (broken) found for an angle point on the said west right-of-way line;

THENCE South $7^{\circ}55'36''$ West, continuing along the west right-of-way line of FM 2100 a distance of 8.63 feet to a 5/8 inch iron rod set on the said west right-of-way line for the northeast corner of Lot 45 and the southeast corner of Lot 44 of said unrecorded subdivision, and the herein described tract;

THENCE South $87^{\circ}54'49''$ West, along the north line of the said Lot 45, and the south line of the said Lot 44 and the herein described tract, 217.40 feet to a 4 inch by 4 inch concrete monument found for the northwest corner of said Lot 45, the northeast corner of Lot 26 of said unrecorded subdivision, being that certain tract of land described in instrument to Natividad Montanez recorded in Clerks File No. P930696, Official Public Records of Harris County, the southeast corner of Lot 25 of said unrecorded subdivision, being that certain called 1.2470 acre tract described in instrument to Alice J. Chapman, John W. Glaspy and wife, Carol Ann Glaspy recorded in Clerks File No. RP-2020-163186, Official Public Records of Harris County, and the southwest corner of said Lot 44 and the herein described tract;

THENCE North $04^{\circ}53'51''$ West along the east line of said Lot 25 and the west line of said Lot 44 and the herein described tract 99.98 feet to a 4 inch by 4 inch concrete monument found for the northeast corner of the said Lot 25, the southeast corner of Lot 24, the southwest corner of said Lot 43, and the northwest corner of the said Lot 44 and the herein described tract;

THENCE North $87^{\circ}54'49''$ East, along the south line of the said Lot 43 and the north line of the said Lot 44 and the herein described tract, 211.65 feet to a point in a curve to the left in the apparent, occupied and monumented west right-of-way line of FM 2100 (150' R.O.W.) from which a found 5/8 inch iron rod bears South $79^{\circ}44'47''$ West, 0.73 feet, said point being the southeast corner of that certain tract called Lot 43 of said Lake Houston Forest Addition, described in instrument to Keith C. Jaehne recorded in said Clerks File No. RP-2024-121483 and being the northeast corner of the herein described tract;

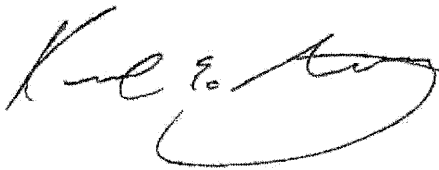
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P.O. Box 460 Cleveland, Texas

THENCE along and with said west right-of-way line and said curve to the left, said curve having a radius of 2939.79 feet, an arc length of 46.24 feet, a delta angle of $01^{\circ}56'56''$, a chord bearing and distance of South $06^{\circ}07'04''$ East 46.24 feet, to a 5/8 inch iron rod set in the said west right-of-way line of FM 2100 for the Point of Tangency (P.T.) of said curve;

THENCE South $05^{\circ}28'00''$ East, continuing along the west right-of-way line of FM 2100 a distance of 20.03 feet to the **POINT OF BEGINNING**, containing a computed area of 0.4901 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730

08 May, 2024

