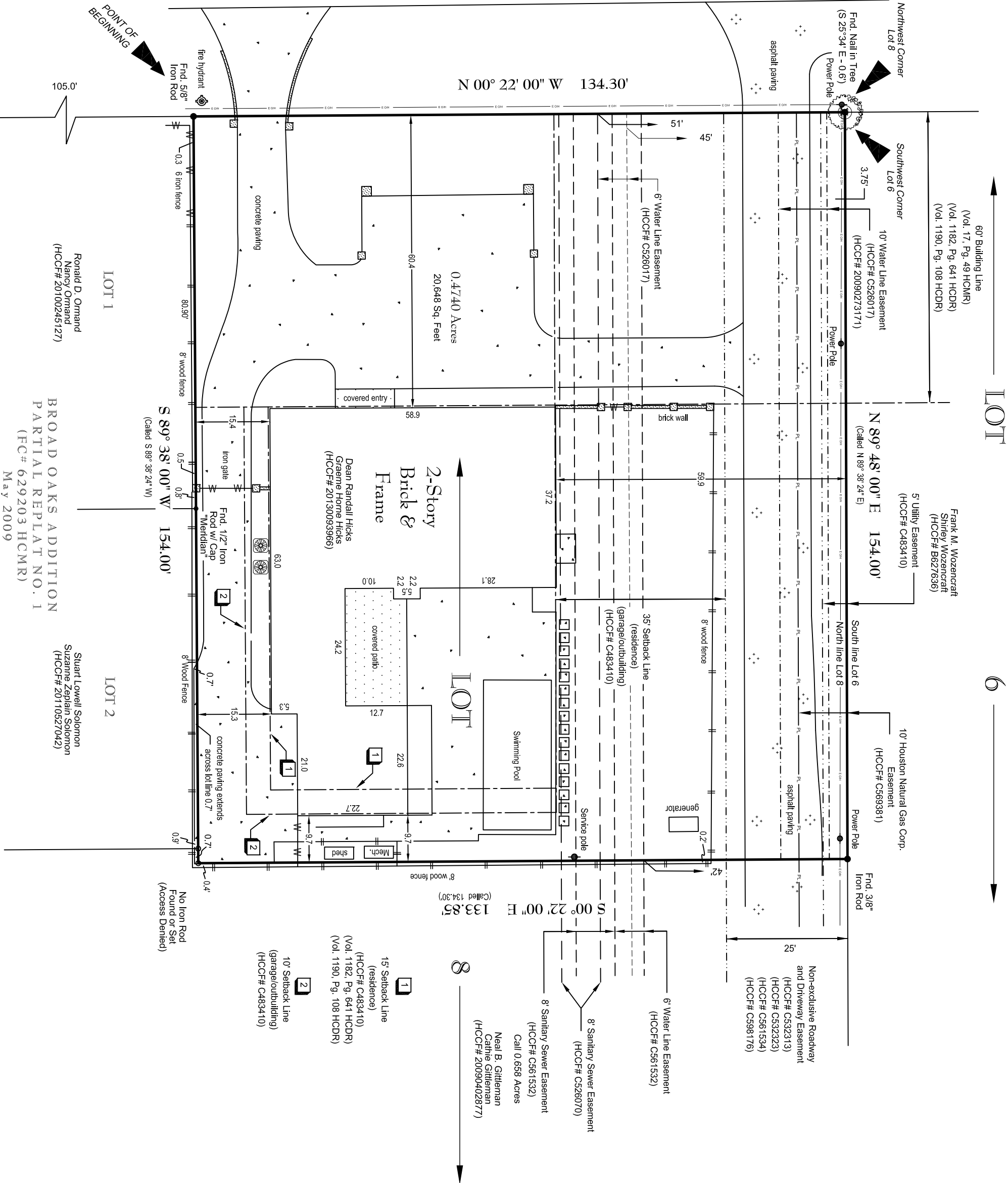


CHARLES SAGE SURVEY
ABSTRACT 697
Harris County, TX

EAST BROAD OAKS DRIVE
60' R.O.W. (Vol. 17, Pg. 49 HCMR)



BLOCK 3
BROAD OAKS
(Vol. 17, Pg. 49 HCMR)
July 1940

PLAT OF PROPERTY
FOR: **DEAN RANDALL HICKS & GRAEME HORNE HICKS**
AT: **35 EAST BROAD OAKS DRIVE • HOUSTON, TX**
LGL: **A TRACT OR PARCEL OF LAND CONTAINING 0.4740 ACRES, (20,648 SQ. FT.), OF LAND LOCATED IN THE CHARLES SAGE SURVEY, ABSTRACT 697, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 8, IN BLOCK 3 OF BROAD OAKS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 17, PAGE 49 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**
(metes & bounds attached)

SCALE: **1" = 20'**
DATE: **9/15/2018** REVISED DATE: **9/17/2018**
This Property DOES NOT lie within the designated 100 year Floodplain.
PANEL NO: **48201C 0665 M**
ZONE: **X (unshaded)** EFF. DATE: **6/9/2014**
BASE FLOOD ELEVATION: **N/A**
LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **TITLE HOUSTON HOLDINGS**
GFP#: **ABSTRACTOR'S CERTIFICATE GFP# 7910-0-4-367 (02/12/016)**

SURVEY REVISED: November 9, 2018 (See Note # 8)

- NOTES:**
1. Fences do not follow boundary lines as shown above.
 2. Shared driveway with Easley's adjoining tract as shown above.
 3. Concrete paving extending across a portion of the Southeast lot line as shown above.
 4. Broad Oaks is a deed restricted community. Building setback lines for main residence and garage/outbuildings set forth under Volume 1182, Page 641 and Volume 1190, Page 1087, both of the Deed Records of Harris County, Texas.
 5. Building setback lines for main residence and garage/outbuilding set forth under Harris County Clerk's File No. C483410. Additional provisions for architectural features, structure height, building material, roadway maintenance, common facilities, drainage requirements and easements being further set forth and described. Written approval by the Architectural Control Committee may be required prior to any planning or construction.
 6. Surveyor has not abstracted this property. An Abstractor's Certificate for easements and restrictions only has been prepared by Title Houston Holdings, GFP# 7910-18-4367, dated August 21, 2018. Easements and restrictions disclosed by documentation are shown above or noted as to the effect for the above shown tract.
 7. Bearings shown above are based on the East right of way line of East Broad Oaks Drive, (N 00° 22' 00" W)
 8. Survey revised per client's request to reflect the location of a sewer line easement 6 feet in width and an adjacent water line easement 6 feet in width granted to the City of Houston as set forth under Harris County Clerk's File No. C561532. Document was not included with Abstractor's Certificate. No field work was performed.

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.

35 East Broad Oaks Drive

A tract or parcel of land containing 0.4740 acres (20,648 square feet) located in the Charles Sage Survey, Abstract 697, Harris County, Texas, and being out of and a part of Lot 8, in Block 3 of Broad Oaks, an addition in the City of Houston, Harris County, Texas, according to the map or plat thereof as recorded in Volume 17, Page 49 of the Map Records of Harris County, Texas, said 0.4740 acre tract being that same certain tract of land conveyed to Dean Randall Hicks and Graeme Horne Hicks as recorded under Harris County Clerk's File No. 20130093966, said 0.4740 acre tract being more particularly described by metes and bounds as follows with bearings based on the East right of way line of Broad Oaks Drive:

BEGINNING at a found 5/8 inch iron rod lying in the East right of way line of East Broad Oaks Drive, (60 feet in width as recorded in Volume 17, Page 49 of the Map Records of Harris County, Texas), said found 5/8 inch iron rod also lying in the West line of Lot 8, in Block 3 of said Broad Oaks, said found 5/8 inch iron rod marking the Northwest corner of Lot 1, of Broad Oaks Addition Partial Replat No. 1, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Film Code No. 629203 of the Map Records of Harris County, Texas, said found 5/8 inch iron rod also marking the **POINT OF BEGINNING** and the Southwest corner of the herein described tract:

THENCE North 00 degrees 22 minutes 00 seconds West, along the said East right of way line of East Broad Oaks Drive, and with the West line of said Lot 8 in Block 3 of Broad Oaks, a distance of 134.30 feet to a point for corner being the Northeast corner of said Lot 8, same being the Southwest corner of Lot 6, and also the Southwest corner of that certain tract of land conveyed to Frank M. & Shirley Wozencraft as recorded under Harris County Clerk's File No. B627636, a found nail in tree bears South 25 degrees 34 minutes East, a distance of 0.6 feet), said point for corner also being the Northeast corner of the herein described tract:

THENCE North 89 degrees 48 minutes 00 seconds East, (call North 89 degrees 38 minutes 24 seconds East), along the common lot line of said Lot 6 and Lot 8, and with the South line of said Wozencraft tract, a distance of 154.00 feet to a found 3/8 inch iron rod marking the Northwest corner of that call 0.658 acre tract of land conveyed to Neal B. Gittleman and Cathie Gittleman as recorded under Harris County Clerk's File No. 20090402877, said found 3/8 inch iron rod also marking the Northeast corner of the herein described tract:

THENCE South 00 degrees 22 minutes 00 seconds East, along the West line of said Gittleman tract, a distance of 133.85 feet, (call 134.30 feet), to a point for corner being a point for angle in the West line of said Gittleman tract, said point for corner also being the Southeast corner of the herein described tract:

THENCE South 89 degrees 38 minutes 00 seconds West, (call South 89 degrees 38 minutes 24 seconds West), passing at 3.00 feet a point for corner being a point for angle in the said West line of the Gittleman tract, same being the Northeast corner of Lot 2 of said Broad Oaks Addition Partial Replat No. 1, passing at 73.12 feet a found 5/8 inch iron rod with cap (Meridian), marking the common North corner of said Lot 1 and Lot 2 of Broad Oaks Addition Partial Replat No. 1, continuing for a total distance of 154.00 feet to the **POINT OF BEGINNING** and containing 0.4740 acres, (20,648 square feet), of land.

EMAIL COPY

NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 1404-024 DRAWN BY: lp

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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