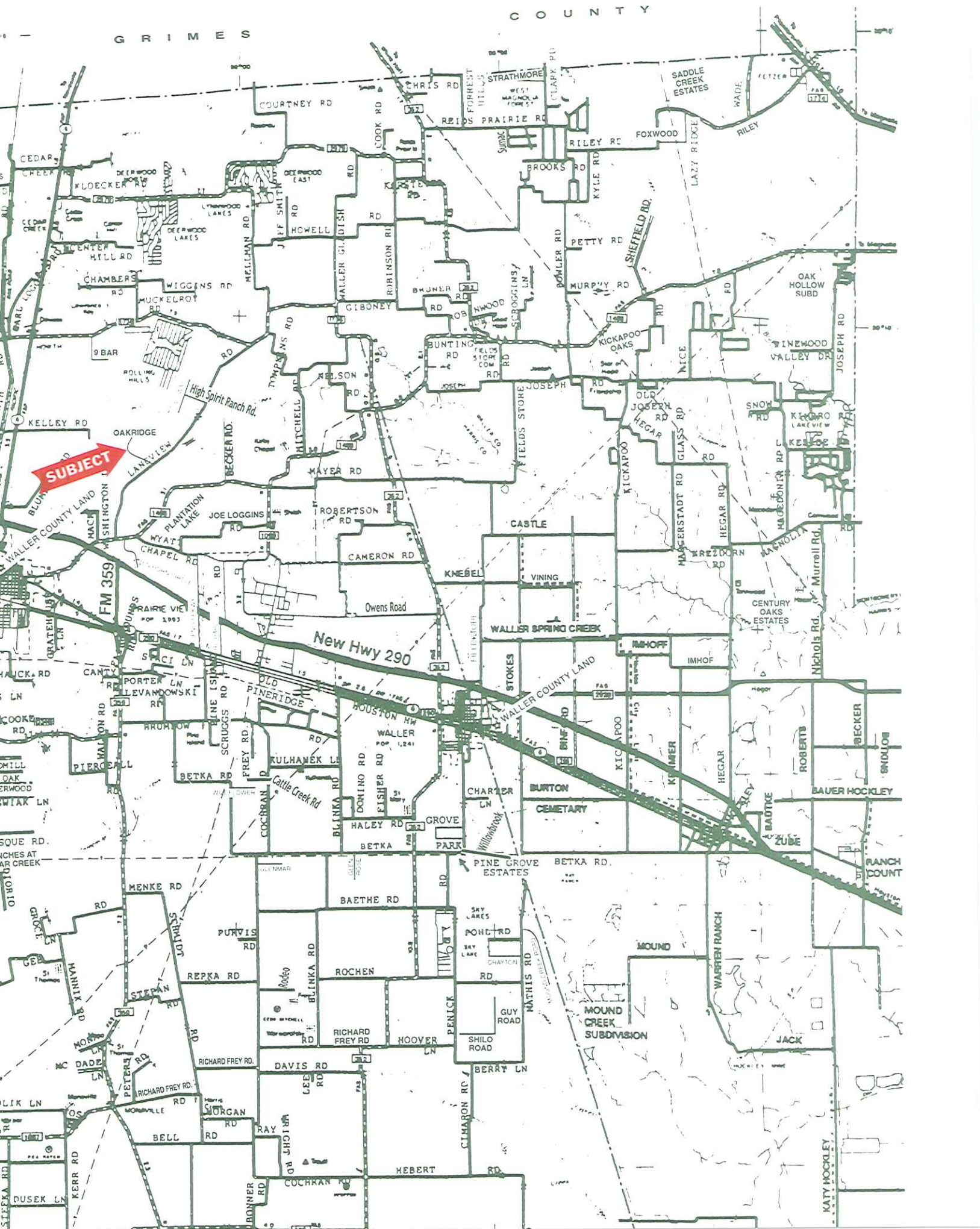


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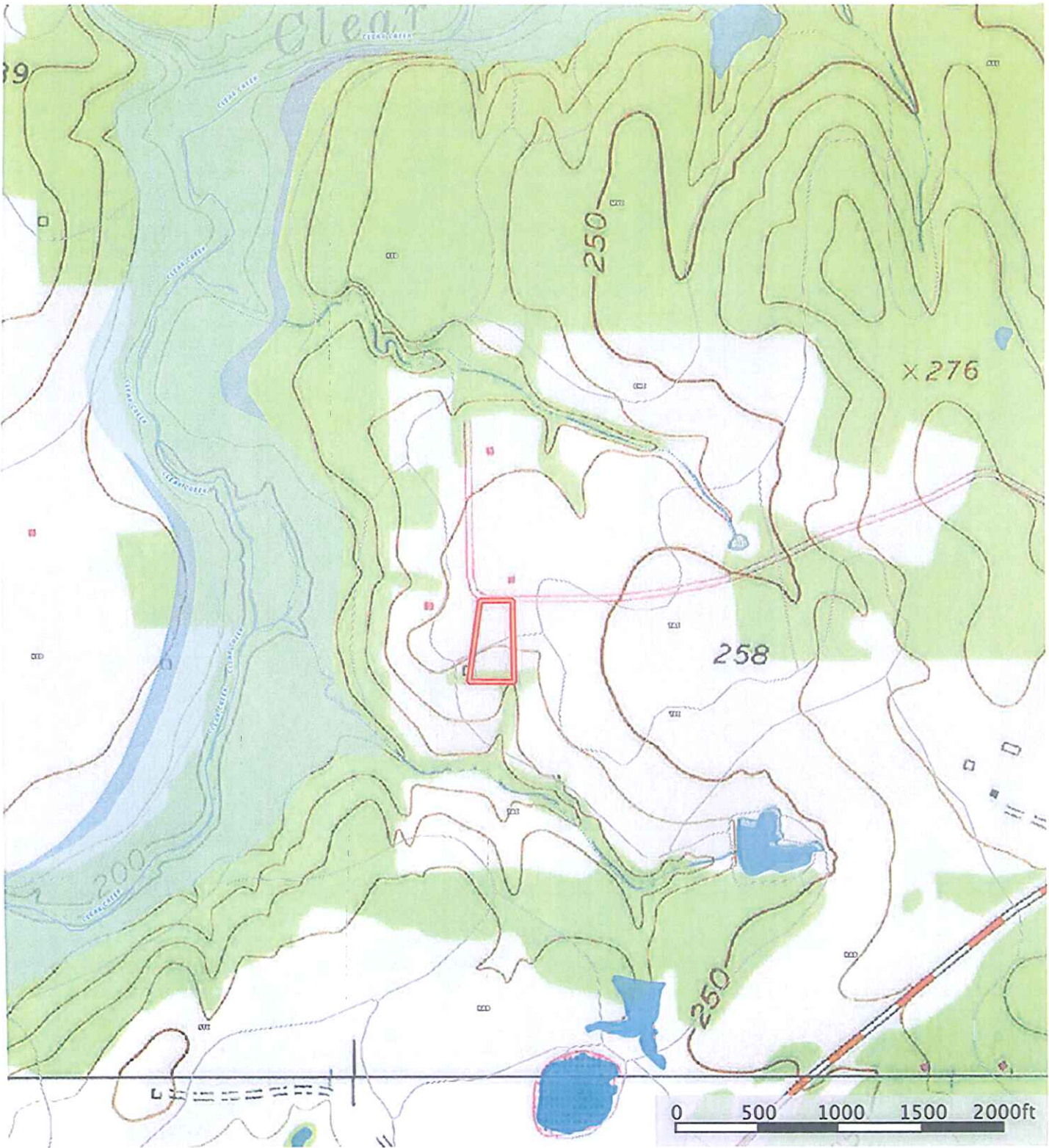




 Boundary



 Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Stream, Intermittent
- River/Creek
- Water Body

KLS
KING'S LAND SURVEYING
SOLUTIONS, LLC
Professional Land Surveyors
www.kingslandsurveying.com
"We set the boundaries you need in life"

LOT 2
METES AND BOUNDS
2.000 ACRE PARCEL
LOCATED IN THE
P. HARPER SURVEY,
ABSTRACT 137,
WALLER COUNTY, TEXAS

Being a 2.000 acre parcel of land situated in the P. Harper Survey, Abstract 137, Waller County, Texas, and being out of the called 6.398 acres as described in Volume 752, Page 543 of the Deed Records of Waller County, with the basis of bearings being said deed, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the southern right of way of Oak Ridge Boulevard (60' R.O.W.) for the northwest corner of the called 1.0699 acres as recorded in Vol. 238, Pg. 652 of the D.R.W.C., for the northeast corner of the original 6.398 acres, and marking the northeast corner of the called 2.000 acres known as Lot 1 (simultaneously conveyed);

THENCE, North 89° 44' 17" West, a distance of 204.70 feet along the southern right of way of Oak Ridge Road to a 5/8" iron rod set with plastic cap, for the northwest corner of Lot 1, and marking the northeast corner of the herein described parcel and the **POINT OF BEGINNING**;

THENCE, South 00° 15' 11" West, a distance of 425.25 feet along the western line of Lot 1 to a 5/8" iron rod set with plastic cap in the northern line of the called 87.584 acres as recorded in Vol. 230, Pg. 307 of the D.R.W.C., for the southwest corner of Lot 1, and marking the southeast corner of the herein described parcel;

THENCE, North 89° 12' 18" West, along the northern line of the called 87.584 acres, passing at a distance of 15.34 feet a 1/2" iron rod found, then passing at a distance of 115.41 feet a 5/8" iron rod found, continuing for a total distance of 236.39 feet to a 5/8" iron rod set with plastic cap for the southeast corner of the called 2.398 acres known as Lot 3, and marking the southwest corner of the herein described parcel;

THENCE, North 08° 36' 10" East, a distance of 427.88 feet along the eastern line of Lot 3 to a 5/8" iron rod set with plastic cap in the southern right of way of Oak Ridge Boulevard, for the northeast corner of Lot 3, and marking the northwest corner of the herein described parcel;

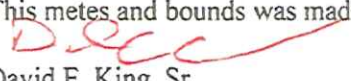
THENCE, along the southern right of way of Oak Ridge Boulevard and a curve to the left having a radius of 130.00 feet, an arc length of 8.84 feet, and a chord bearing South 87° 47' 24" East, a distance of

19042 Mirror Lake Drive • Spring, Texas 77388 • Phone: 281-350-8003 • Fax: 281-350-0118

8.84 feet to a 5/8" iron rod found for an angle point in the southern right of way of Oak Ridge Boulevard, and marking an angle point in the northern line of the herein described parcel;

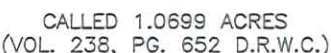
THENCE, South 89° 44' 17" East, passing at a distance of 150.15 feet a 5/8" iron rod found, continuing for a total distance of 165.41 feet back to the **POINT OF BEGINNING** and containing 2.000 acres of land.

This metes and bounds was made in conjunction with a survey plat.


David E. King, Sr
King's Land Surveying Solutions, LLC
November 14, 2016
Job Number 1601006
Firm Number 10152100



LINE	BEARING	DISTANCE
L1	S 89°44'17" E	165.41
L2	N 69°44'17" W	204.70



These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- ↳ GUY ANCHOR
- POWER POLE
- ⊗ TELE PEDESTAL



- x — x — BARB WIRE FENCE
 --- --- EASEMENT LINE
 07' — 07' — OVERHEAD POWER

$$1'' = 100$$

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RECORDATION

COUNTY:	ST:	ABSTRACT:
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VOL. 752, PG. 543 D.R.W.C.

WALLER	TX
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RECORD ONE:

LITTLE COMPANY

JUAN MEDINA

1000

ADDRESS: 0 OAK RIDGE BOULEVARD, HEMPSTEAD, TEXAS 77445

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FIELD WORK:

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U.S. GOVERNMENT PRINTING OFFICE: 1964 O - 348-100

SURVEY

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\\KLSS1\Carlson Projects\1601006 - 0 OAKRIDGE ROAD\1601006 LOT 2.dwg, 11/14/2016 11:18:54 AM

08-15-02 09:11 AM FROM KEYSTONE TITLE TO WALLER COUNTY-HEMP. 5002/803-P70

For:
Tim

action

R E S T R I C T I O N S

OAK RIDGE ESTATES

1. The design, materials and workmanship in all buildings shall be in conformity with standards in common use with architects and builders of quality houses. All materials must be of good quality. No structure shall remain unfinished on the outside 180 days after construction begins. The ground floor area of all residences, exclusive of open porches and garages, shall be not less than 800 square feet.

2. Structure as used herein shall be held to include buildings, fences, walls, swimming pools, playground equipment and outdoor cooking or eating facilities of a permanent nature. No temporary structure, tents, house trailers, camp trailers or similar structures shall be constructed or placed on the premises.

3. No building or other structure shall be used, erected or maintained on the premises for any business or commercial purpose whatsoever except on such tracts or parcels as designated.

4. No noxious or offensive activity shall be carried on upon any tract or shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

5. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except for dogs and cats, horses and cattle.

6. Toilet facilities of all residences shall be installed inside the residence and shall be connected, before use, with a septic tank, provided by the owner of said tract. However, this shall not operate to prevent an owner from having an outside shower. Such sewage disposal system shall be in accordance with the requirement of the State Department of Health and shall be subject to the inspection and approval of the Health Officer of Waller County, Texas. The drainage of septic tanks into a road, street, or any public ditch is prohibited.

7. The owners or occupants of all tracts in the above described property shall not permit the accumulation of garbage, junk cars or trucks, or other vehicles, or parts of vehicles, trash or rubbish of any kind thereon. Seller may, without liability to the owner or occupant, in trespass or otherwise, enter upon said tract and remove or cause to be removed, such garbage, trash, rubbish, etc., so as to place said tract in a neat, attractive, healthful and sanitary condition, and may bill either the owner or occupant of such tract for the costs of such work.

8. No sign, advertisement, billboard, or advertising structure of any kind may be erected or maintained on any tract except for sale signs.

9. No boats, trailers, trucks, tractors, wagons or boat rigging shall ever be parked or placed (except

08-08-44 12:15 AM FROM KEYSTONE TITLE TO WALLER COUNTY-HEMP. P003.003 P03

temporarily) on the street.

10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any tract, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any tract. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any tract.

11. Each tract in the complex conveyed by the undersigned, their heirs or assigns, is hereby subjected to an annual maintenance charge of Fifteen (\$15.00) DOLLARS for the purpose of creating a fund to be known as "Maintenance Fund", to be paid annually starting January 1, 1972.

12. Funds arising from said charge shall be applied, for the following purposes: Lighting, improvement, and maintaining the roads, ditches and easements; and doing any other thing necessary or desirable in the opinion of said committee to keep the property neat and in good order, or which it considers of general benefit to the owners or occupants.

13. Such maintenance charge shall extend for a period of twenty-five (25) years from January 1, 1972 and shall be extended automatically for successive periods of ten years unless the then owners of the majority of the tracts in the entire complex vote to discontinue such charge.