

SCALE: 1" = 50'

**SOUTH DRIVE** (UNRECORDED 50' ROADWAY)  
MONUMENTED

SET MAG NAIL **N90°00'00"E 122.00'**

**SOUTH DRIVE**  
(50' R.O.W.)  
MONUMENTED

N90°00'00"E 1455.30'

FND. 3/4" PTP 18" RCP  
WEST 121.00'

FND. 1/2" IR  
W/PRECISION CAP  
@ 396.00' & 0.4' WEST

OVERHEAD  
ELECTRIC

FND. 1/2" IR  
W/PRECISION CAP  
@ 25.00' & 0.6' WEST  
@ 25.00' & 161.70' EAST  
FND. 3/4" IP

WEST 121 FEET  
OF EAST 243 FEET  
BLOCK 105  
HOUSTON HOT  
WELLS SUBDIVISION  
PAUL VAN NGUYEN  
H.C.C.F. No. W064981

TRACT A  
BLOCK 106  
CYPRESS INVESTMENTS  
H.C.C.F. No. Y894707

N00°00'00"W 421.00'

S00°00'00"E 421.00'

CENTRAL DRIVE

**EAST 122'**  
**BLOCK 105**  
**LOT "D"**

**LEGEND**

- = SET 5/8" IRON ROD  
UNLESS OTHERWISE NOTED
- ESMT. = EASEMENT
- RCP = REINFORCED CONC. PIPE
- ☐ = TELEPHONE PEDESTAL
- E- = OVERHEAD ELECTRIC



**P.O.B.**  
FND. 1/2" IR

HOG WIRE FENCE  
HIGHBANK

FND. 1/2" IR

**N90°00'00"W 122.00'**

REMAINDER 170 ACRES  
BC PARTNERS  
H.C.C.F. No. U631084

GROSS AREA= 1.1791 AC. (51,362 S.F.)
AREA W/IN R.O.W.=0.0700 AC. (3,050 S.F.)
NET AREA=1.1091 AC. 48,312 sq. ft.

4" STEEL POST

2" STEEL POST

I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

*Kenneth A. Gruller*

**PLAT OF SURVEY**

17703 SOUTH DRIVE, CYPRESS TX

**METES AND BOUNDS DESCRIPTION**  
**1.1791 ACRES**  
**LOCATED IN THE**  
**WILLIAM FRANCIS SURVEY A-260**  
**HARRIS COUNTY, TEXAS**

Being a tract or parcel of land containing 1.1791 acres of land or 51,362 square feet, located in the William Francis Survey, Abstract 260, Harris County, Texas; Said 1.1791 acre tract being all of the east 122 feet of Block 105 Lot "D" being of record in Houston Hot Wells Subdivision of record in Volume 4, Page 64 of the Map Records of Harris County, Texas, said east 122 feet of Block 105 Lot "D" of record in the name of Lulene Joyce Cason in Harris County Clerk's File (H.C.C.F.) Number U259915; Said 1.1791 acre tract being more particularly described as follows (bearings based on said subdivision):

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of the herein described tract, being the southeast corner of the west 121 feet of the east 243 feet of aforesaid Block 105 of record in the name of Paul Van Nguyen in H.C.C.F. Number W064981, and being on the north line of the remainder of a called 170 acre tract of record in the name of BC Partners in H.C.C.F. Number U631084;

**THENCE**, coincident the west line of the herein described tract and the east line of said Nguyen tract, North 00 Degrees 00 Minutes 00 Seconds West, at a distance of 396.00 feet and 0.40 feet west pass a 1/2 inch iron rod with "Precision" cap found referencing the south line of a 50 foot wide roadway (unrecorded) known as south South Drive, and continue for an overall distance of 421.00 feet to a mag nail set in asphalt for the northwest corner of the herein described tract, being on the north line of aforesaid Block 105 and the south line of Block 104 of aforesaid subdivision;

**THENCE**, coincident the north line of aforesaid Block 105, the south line of aforesaid Block 103, and the centerline of aforesaid 50 foot unrecorded roadway, North 90 Degrees 00 Minutes 00 Seconds East, at a distance of 121.00 feet pass a found mag nail, and continue for an overall distance of 122.00 feet to a mag nail set for the northeast corner of both the herein described tract and said Block 105, being the southeast corner of said Block 103 and the southwest corner of Block 103, and being the northwest corner of Tract "A" of Block 106 of aforesaid subdivision of record in the name of Cypress Investments in H.C.C.F. Number Y894707, said set mag nail being the intersection of the centerline of South Drive (50 feet wide) and West Drive (50 feet wide) of record in said subdivision plat;

**THENCE**, coincident the east line of aforesaid Block 105 and the west line of aforesaid Block 106, South 00 Degrees 00 Minutes 00 Seconds East, at a distance of 25.00 feet and 0.60 feet west pass a found 1/2 inch iron rod with "Precision" cap as reference to the south Right-of-Way (R.O.W.) line of aforesaid South Drive (recorded) and continue for an overall distance of 421.00 feet to a 1/2 inch iron rod found for the southeast corner of said Block 105 and the southwest corner of said Block 106, being on the north line of aforesaid 170 acre tract;

**THENCE**, coincident the south line of aforesaid Block 105 and the north line of aforesaid 170 acre tract, North 90 Degrees 00 Minutes 00 Seconds West, a distance of 122.00 feet to the **POINT OF BEGINNING** and containing 1.1791 acres of land.



A handwritten signature in black ink, appearing to read "K. A. Gruller", written in a cursive style.

Gruller Survey, LLC  
Job No. 45-1219  
May 30, 2012