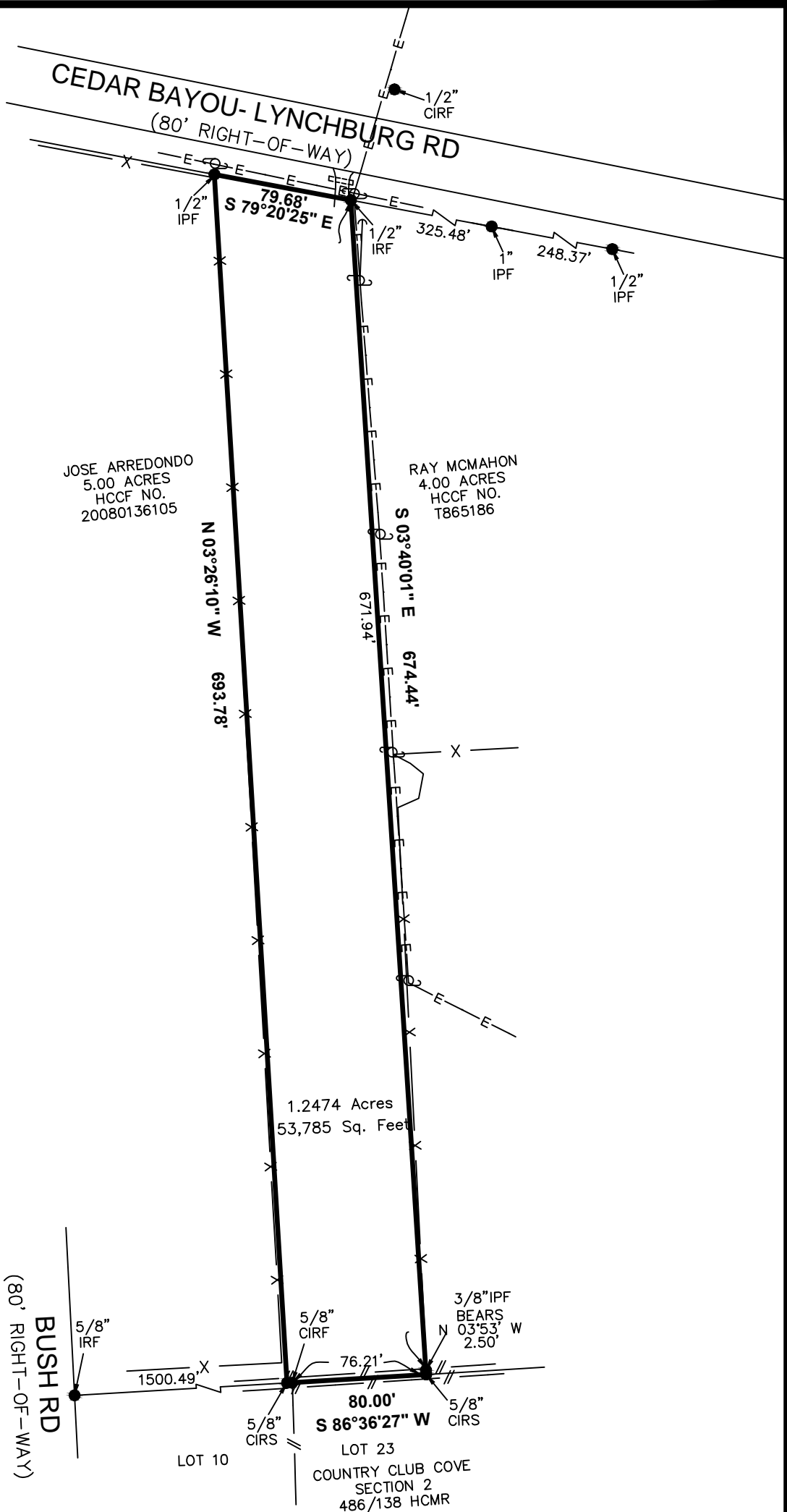


SCALE: 1" = 80'



LEGAL DESCRIPTION
 1.2474 ACRE
 W. C. RY CO. SURVEY, ABSTRACT NO. 2
 HARRIS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 1.2474 ACRES (53,785 SQUARE FEET) OF LAND SITUATED IN LOT 4, BLOCK 129, UNIT 'D' OF HE ELENA FRUIT AND COTTON FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 404 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED FROM LOLA EVAN ALPERS, JAMES ROLAND DAVIS, CATHLUE PEREW, THELMA LEE THOMPSON AND SILAS WAYNE DAVIS AND RECORDED IN HARRIS COUNTY CLERKS FILE NO. Y117665, SAID 1.2474 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF CEDAR BAYOU LYNCHBURG ROAD (80 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE RAY MCMAHON CALLED 4.000 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. T865186, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 40 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID RAY MCMAHON CALLED 4.000 ACRE TRACT, PASS AT 671.94 FEET A 3/8 INCH IRON PIPE FOUND, IN ALL A DISTANCE OF 674.44 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF LOT 23 OF COUNTRY CLUB COVE, SECTION NO. 2 RECORDED IN VOLUME 486, PAGE 138 OF THE HARRIS COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF SAID RAY MCMAHON CALLED 4.000 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 23, PASS AT 76.21 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 23, IN ALL A DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON SET FOR THE SOUTHEAST CORNER OF THE JOSE ARREDONDO CALLED 5.000 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 20080136105, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID JOSE ARREDONDO CALLED 5.000 ACRE TRACT, A DISTANCE 693.78 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAID CEDAR BAYOU LYNCHBURG ROAD FOR THE NORTHEAST CORNER OF SAID JOSE ARREDONDO CALLED 5.000 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 79 DEGREES 20 MINUTES 25 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CEDAR BAYOU LYNCHBURG ROAD, A DISTANCE OF 79.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2474 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 58784-GAT71 OF GREAT AMERICAN TITLE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: GREAT AMERICAN TITLE COMPANY AND ANGEL NGUYEN, EXCLUSIVELY:
 I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON DECEMBER 13, 2017. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



LEGEND:

- HCCF - HARRIS COUNTY CLERKS FILE
- x- BARBED WIRE FENCE
- E- OVERHEAD ELECTRIC LINES
- GUY WIRE
- ⊙- UTILITY POLE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48201C0765M, DATED JANUARY 06, 2017, BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OR PARCEL CONTAINING 1.2474 ACRES (53,785 SQUARE FEET) OF LAND SITUATED IN LOT 4, BLOCK 129, UNIT 'D' OF HE ELENA FRUIT AND COTTON FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 404 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED FROM LOLA EVAN ALPERS, JAMES ROLAND DAVIS, CATHLUE PEREW, THELMA LEE THOMPSON AND SILAS WAYNE DAVIS AND RECORDED IN HARRIS COUNTY CLERKS FILE NO. Y117665.

ADDRESS: 1509 W CEDAR BAYOU LYNCHBURG RD BAYTOWN, TX 77521		BUYER: ANGEL NGUYEN	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
		www.wellslandsurvey.com	
JOB NO: 717-17		DATE: 12-13-17	
DRAWN BY: AL		SCALE: 1" = 80'	