



**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - CHAINLINK FENCE
  - SET 1/2" IRON ROD WITH CAP
  - PROPERTY CORNER
  - FOUND IRON ROD
  - ⊕ FOUND IRON PIPE
  - CM CONTROL MONUMENT

METES AND BOUNDS  
0.07 ACRE PARCEL  
LOCATED IN THE  
HARRIS & WILSON SURVEY,  
ABSTRACT 31,  
HARRIS COUNTY, TEXAS

Being a 0.07 acre parcel of land situated in the Harris & Wilson Survey, Abstract 31, Harris County, Texas, and consisting of Lot 19, Block 2 of Greens Bayou Park as recorded in Volume 12, Page 31 of the Map Records of Harris County SAVE & EXCEPT the called 13795 square foot tract as described in Harris County Clerk's File 2032000, the called 5683 square foot tract as described in H.C.C.F. B703630, the called 6233 square foot tract as described in H.C.C.F. B910715, the called 6215 square foot tract as described in H.C.C.F. M869142, and the called 6050 square foot tract as described in H.C.C.F. D091844, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap in the northern right of way of Barcus Lane (80' R.O.W.) for the southeast corner of the called 0.13 acres as described in H.C.C.F. RP-2020-284365, and marking the southwest corner of the herein described parcel.

**THENCE**, North 03° 01' 04" West, a distance of 64.09 feet along the eastern line of the called 0.13 acres to a 1/2" iron rod set with plastic cap for the southwest corner of the called 13795 square foot tract as described in H.C.C.F. 2032000, and marking the northwest corner of the herein described parcel;

**THENCE**, North 84° 44' 18" East (called North 87° 00' 00" East), a distance of 50.10 feet (called 50.00 feet) along the southern line of the called 13795 square foot tract to a 1/2" iron rod set with plastic cap in the western line of that tract being part of Lots 20 & 21 as described in H.C.C.F. T570148 for the southeast corner of the called 13795 square foot tract, and marking the northeast corner of the herein described parcel.

**THENCE**, South 03° 05' 10" East, a distance of 64.46 feet along the western line of that tract being part of Lots 20 & 21 to a 1/2" iron rod set with plastic cap in the northern right of way of Barcus Lane for the southwest corner of that tract being part of Lots 20 & 21, the original southeast corner of Lot 19, and marking the southeast corner of the herein described parcel;

**THENCE**, South 85° 09' 12" West, a distance of 50.00 feet along the northern right of way of Barcus Lane back to the POINT OF BEGINNING and containing 0.07 acres of land.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0715 M  
REV. DATE: 01/06/2017  
ZONE: SHADED 'X'

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



**SURVEYOR'S NOTE:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION 1 SURVEY.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to \_\_\_\_\_ and \_\_\_\_\_ that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.07 ACRE PARCEL OF LAND recorded in Deed's File 20130394235, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the HARRIS & WILSON SURVEY, A-31

Borrower: AGUSTIN HERNANDEZ GARCIA

Address: 1890 BARCUS LANE, HOUSTON, TX 77016 GP No. \_\_\_\_\_

LAND TITLE SURVEY			
JOB NO.:	NO.	REVISION	DATE
2102024565			
DATE:	02/08/21		
DRAWN BY:	GT		
APPROVED BY:	DEK		



SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 12, PAGE 31, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**Overland Consortium Inc.**  
**Surveyors**  
Tel: 281-940-8869 Fax: 281-207-6476  
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

FIRM REGISTRATION NO. 10190700  
DAVID E. KING, JR., R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
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