



Being a tract containing 0.668 acre of land located in the James Isbell Survey, Abstract No. 474, Harris County, Texas. Said 0.668 acre being known as Tracts 72, 73 & 74 of Magnolia Point, an unrecorded subdivision. Said 0.668 acre of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

FIELD NOTES FOR 0.668 ACRE

BEGINNING at a 1 inch iron pipe found at the common north corner between said Tract 74 and Tract 75 of said Magnolia Point and being on the south Right—of—Way (R.O.W.) line of Magnolia Point Drive, based on a width of 60 feet;

C.I.R. FND.
H.C.C.F.
I.R. P.O.B.
R.O.B. CAPPED IRON ROD
FOUND
HARRIS COUNTY CLERKS FILE
IRON PIPE
IRON ROD
POINT OF BEGINNING
RIGHT-OF-WAY
TYPICAL

HARRIS JAMES ISBELL SURVEY, A-474
RRIS COUNTY, TEXAS 74,

GBI PARTNERS, L.P.

LAND SURVEYING CONSULTANTS
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1. This survey was prepared without the benefit of a current Commitment for Title Insurance. There may be matters affecting the surveyed tract that are not shown. Except as noted, no additional research was performed by GBI Partners, L.P. THENCE, with said south R.O.W line and the north line of Tracts 72, 73 & 74, North 87 degrees 35 minutes 48 seconds East, at 60.00 feet pass a found 5/8 inch iron rod at the common north corner between said Tracts 72 & 73, at 120.00 feet pass a found 1 inch iron pipe at the common north corner between said Tracts 73 & 74, and continuing for a total distance of 180.00 feet to the POINT OF BEGINNING and containing 0.668 acre of land. 2. According to FEMA Flood Insurance Rate Map (FIRM) No. 48201C0320L, map revised June 18, 2007, the surveyed tract lies in Zone X (unshaded), defined by FEMA as minimal flood hazard areas outside the 0.2% annual chance floodplain. GBI Partners, L.P. THENCE, with the common line between said Tracts 71 and 72, North 02 degrees 24 minutes 12 seconds West, a distance of 161.71 feet to a 5/8 inch iron rod (disturbed) found at the common north corner between said Tracts 71 and 72 and being on the aforesaid south R.O.W. line of Magnolia Point Drive, from which corner a found 5/8 inch iron rod bears North 69 degrees 11 minutes East, a distance of 0.23 feet; THENCE, with the south line of aforesaid Tracts 72, 73 & 74 and the north line of said Lot 6 and Lots 12, 13 & 14, in said Block 1 of Paradise Oaks, South 87 degrees 35 minutes 48 seconds West, a distance of 180.00 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the common south corner between said Tract 72 and Tract 71 of said Magnolia Point (unrecorded); THENCE, with the common line between said Tracts 74 and 75, South 02 degrees 24 minutes 12 seconds East, a distance of 161.71 feet to the common south corner between said Tracts 74 and 75, same being a point on the north line of Lot 6, Block 1 of Paradise Oaks, an unrecorded subdivision in Harris County, Texas, from which point a found 1 inch iron pipe (leaning) bears South 22 degrees 29 minutes West, a distance of 1.2 feet; 3. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99994509409. This is to certify that this plat and the survey on which it were prepared in accordance with minimum standards prom the Texas Board of Professional Land Surveying. BEING NG KNOWN AS TRACTS 72, 73 & MAGNOLIA POINT (UNRECORDED)
LOCATED IN THE 0.668PLAT nal Land Surveyor No. 6340 0F ACRE KYLE B. DUCKETT

KYLE B. DUCKETT

SURVEY

SURV SURVEY