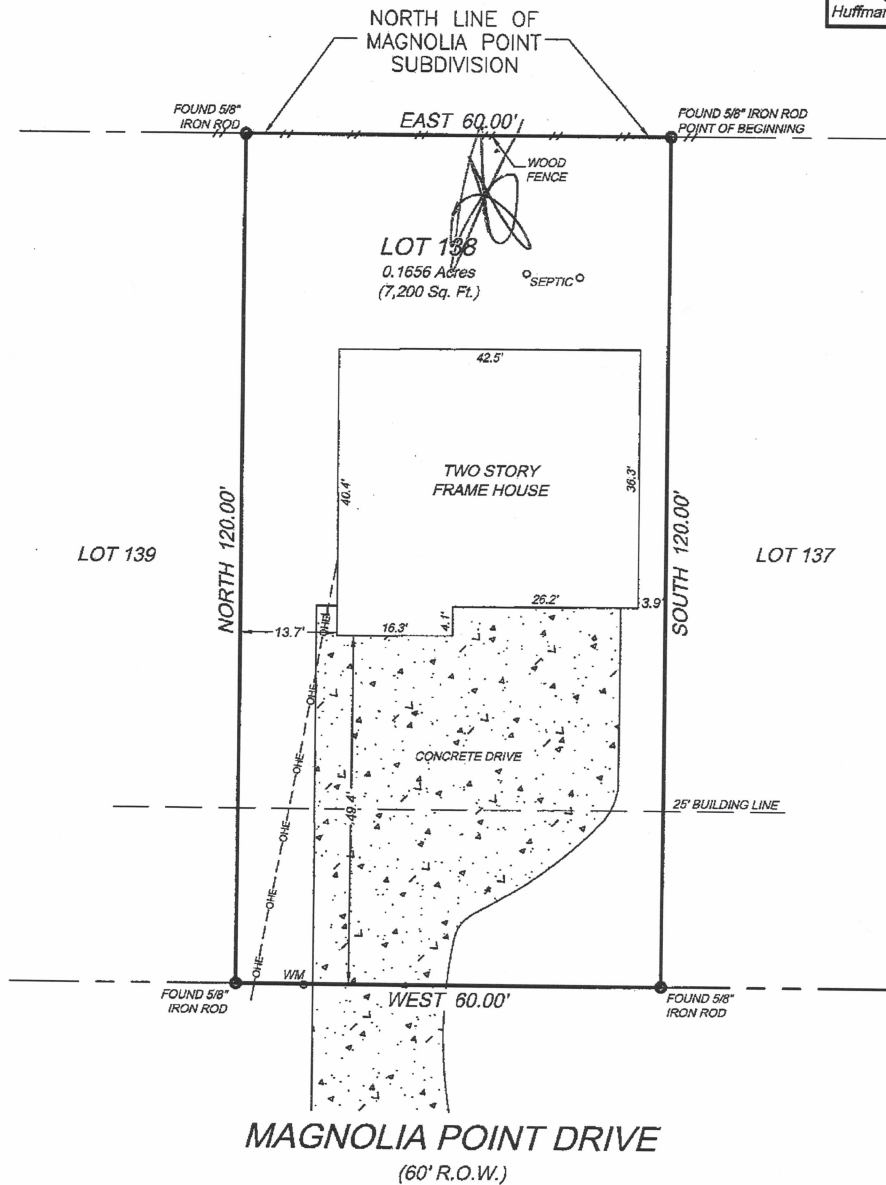


PROPERTY ADDRESS:
519 Magnolia Point Dr.
Huffman, Texas 77336



NOTES:

1. This survey depicts easements, setbacks, and restrictions as outlined in title commitment GF# 106239-GAT76, of Stewart Title Guaranty Company dated June 13, 2021.
2. Easement to Houston Lighting and Power Company recorded in County Clerk's File No. B690775, of the Deed Records, Harris County, Texas.
3. Easement to City of Houston recorded in County Clerk's File No. J818811 and K388050, of the Official Public Records, Harris County, Texas.
4. OHE = Overhead Electric Wire
5. WM = Water Meter

SURVEY FOR: David Wayne Francis

BEING: A 0.1653 acre tract (7,200 square feet), situated in the James Isbell Survey, A-474, Harris County, Texas, being a part of a 50.00 acre tract of land described in Volume 4378, Page 555, of the Deed Records of Harris County, Texas, and being known as Lot 138, of MAGNOLIA POINT, an unrecorded subdivision in Harris County, Texas.

ROBINSON SURVEYING, INC.

16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com

Scale : 1" = 20'



I, Thomas G. Robinson, certify that this survey was performed under my supervision on July 04, 2021; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that the subject property is not in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48201C 0310 L dated June 18, 2007. This certifies only to easements and building lines shown on title commitment GF# 106239-GAT76, of Stewart Title Guaranty Company dated June 13, 2021.

Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874
#21AT132

ROBINSON SURVEYING INC.
16130 F. M. 943
LIVINGSTON, TEXAS, 77351

Fieldnotes for a survey of a 0.1653 acre tract of land, situated in the James Isbell Survey, Abstract No. 474, Harris County, Texas, and being a part of a 50.00 acre tract of land described in Volume 4378, Page 555 of the Deed Records of Harris County, Texas, said 0.1653 acre tract being known as LOT 138 of MAGNOLIA POINT, an unrecorded subdivision, and being more particularly described by metes and bounds as follows:

COMMENCING a the most northerly northeast corner of said 50.00 acre tract;

THENCE WEST, 1496.35 feet along the north line of said 50.00 acre tract to a 5/8 inch iron rod found at the common rear corner of Lots 137 and 138 of said subdivision, marking the POINT OF BEGINNING and northeast corner of the herein described tract;

THENCE SOUTH, 120.00 feet along the common side line of said Lots 137 and 138 to a 5/8 inch iron rod found in the north right-of-way line of Magnolia Point Drive, 60 feet wide, marking the common front corner of said Lots 137 and 138, and also marking the southeast corner of the herein described tract;

THENCE WEST, 60.00 feet along the north right-of-way line of said Magnolia Point Drive and south line of said Lot 138 to a 5/8 inch iron rod found at the common front corner of Lots 138 and 139 of said subdivision, and also marking the southwest corner of the herein described tract;

THENCE NORTH, 120.00 feet along the common side line of said Lots 138 and 139 to a 5/8 inch iron rod found at the common rear corner of said Lots 138 and 139, and also marking the northwest corner of the herein described tract;

THENCE EAST, 60.00 feet along the north line of said of said Lot 138 to the POINT OF BEGINNING, and containing 0.1653 acre (7,200 square feet) of land.



Thomas G. Robinson
R.P.L.S. No. 1874