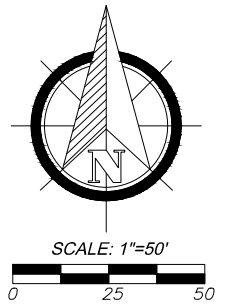


ESTATE OF ANITA DEL TORRO
 (CURRENT DEED INFO NOT FOUND TRACT PREVIOUSLY DESCRIBED IN VOL. 1857, PG. 502 H.C.D.R.)
 CALLED 1.480 ACRE



SAN JACINTO RIVER AUTHORITY FRESH WATER CANAL
 VOL. 1162, PG. 576, H.C.D.R.

N00°20'23\"/>

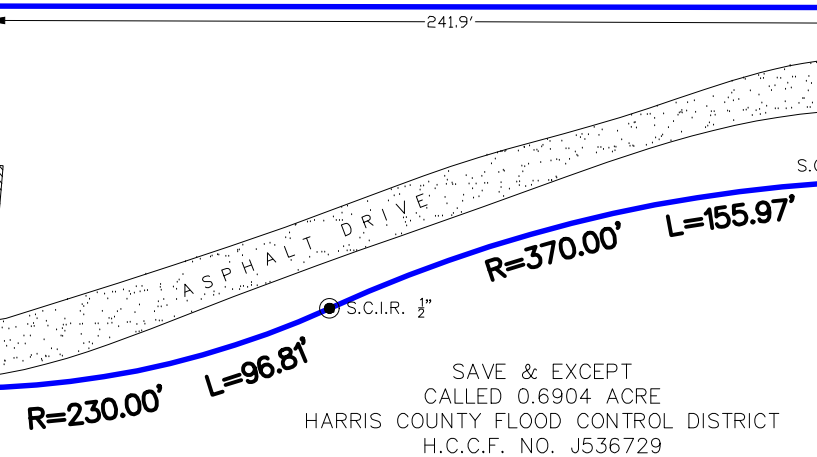
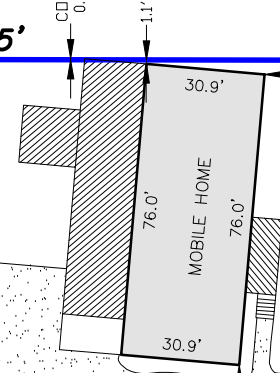
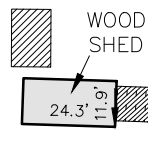
DETAIL (N.T.S.)

1.2967 ACRES

(56,485 SQ. FT.)
 DONNA WARMAN
 H.C.C.F. NO. 20070250342

S89°35'01\"/>

S89°54'00\"/>



S00°11'00\"/>

RAMSEY ROAD
 (R.O.W. VARIES)

SAVE & EXCEPT
 CALLED 0.6904 ACRE
 HARRIS COUNTY FLOOD CONTROL DISTRICT
 H.C.C.F. NO. J536729

POINT OF COMMENCING

POINT OF THE INTERSECTION
 OF THE NORTH LINE OF A 95'
 WIDE HARRIS COUNTY FLOOD
 CONTROL DISTRICT FEE STRIP
 H.C.C.F. NO. 1536729 & 1514805

FLOOD PLAIN INFO:

THIS PROPERTY DOES LIE WITHIN THE 100
 YEAR FLOOD PLAIN AS PER FEMA FIRM
 PANEL NO. 48201C545L
 MAP REVISION: 06/18/2007
 ZONE AE (FLOODWAY)
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)

LEGEND:

- A.E.=AERIAL EASEMENT
- B.L.=BUILDING LINE
- BRS=BEARS
- C.F. NO.=COUNTY CLERK'S FILE NUMBER
- C.I.R.=CAPPED IRON ROD
- C.M.=CONTROL MONUMENT
- D.R.=COUNTY DEED RECORDS
- ESMT=EASEMENT
- FNC=FENCE
- F.C.I.R.=FOUND CAPPED IRON ROD
- F.I.P.=FOUND IRON PIPE
- F.I.R.=FOUND IRON ROD
- GM=GAS METER
- M.R.=HARRIS COUNTY MAP RECORDS
- O.S.T.=OUTSIDE SUBJECT TRACT
- P.R.=PLAT RECORDS
- U.E.=UTILITY EASEMENT
- U.T.S.=UNABLE TO SET
- R.O.W.=RIGHT-OF-WAY
- S.C.I.R.=SET CAPPED IRON ROD

- WOOD FENCE
- SUBJECT TRACT
- CONCRETE PAVEMENT
- COVERED AREA

LEGAL DESCRIPTION:

BEING A 1.2967 ACRE (56,485 SQUARE FEET) TRACT OF LAND LOCATED IN THE B.F. TANKERSLEY SURVEY, ABSTRACT NO. 770, HARRIS COUNTY, TEXAS, BEING A PART OF A RESIDUE OF A 2.48 ACRE TRACT OF LAND CONVEYED TO LEONARDO GUERRERO, RECORDED INVOLUME 3127, PAGE 665, HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAVE AND EXCEPT A 0.6904 ACRE TRACT OF LAND CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.),RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER J536729, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE INTERSECTION OF THE NORTH LINE OF A 95.00 FOOT WIDE HARRIS COUNTY FLOOD CONTROL DISTRICT (H.C.F.C.D.) FEE STRIP DESCRIBED IN H.C.C.F. NUMBERS 1536729 AND 1514805, AND THE WESTERLY RIGHT-OF-WAY LINE OF RAMSEY ROAD (WIDTH VARIES);

THENCE NORTH 00° 11' 00" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF RAMSEY ROAD, A DISTANCE OF 82.49 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF H.C.F.C.D. FEE STRIP;

THENCE SOUTH 89° 37' 07" WEST, ALONG THE NORTH LINE OF SAID FEE STRIP, A DISTANCE OF 1.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" FOR THE BEGINNING OF A CURVE TO THE LEFT IN THE SOUTH LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE IN A SOUTHWESTERLY DIRECTION, CONTINUING ALONG SAID NORTH LINE, COINCIDENT WITH SAID CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 24° 09' 09" AND WHOSE RADIUS IS 370.00 FEET (CHORD BEARS SOUTH 77° 32' 33" WEST, A DISTANCE OF 154.82 FEET), FOR A CURVE LENGTH OF 155.97 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" AT A POINT OF REVERSE CURVATURE IN SAID SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHWESTERLY DIRECTION, CONTINUING ALONG SAID NORTH LINE, COINCIDENT WITH SAID CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 24° 07' 02" AND WHOSE RADIUS IS 230.00 FEET (CHORD BEARS SOUTH 77° 31' 27" WEST, A DISTANCE OF 96.10 FEET), FOR A CURVE LENGTH OF 96.81 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" FOR A POINT OF TANGENCY OF SAID CURVE AND FOR A POINT IN THE SOUTH LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89° 35' 01" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 387.79 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND FOR A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE SAN JACINTO RIVER AUTHORITY FRESH WATER CANAL-RECORDED IN VOLUME 1162, PAGE 576, H.C.D.R., FOR THE NORTHWEST CORNER OF H.C.F.C.D. FEE STRIP;

THENCE NORTH 00° 20' 23" WEST, ALONG WITH SAID CANAL EAST RIGHT-OF-WAY LINE, A DISTANCE OF 102.96 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF A 1.480 ACRE TRACT OF LAND BEING KNOWN AS THE ESTATE OF ANITA DEL TORO TRACT, NO RECORDATION OF CONVEYENCE FOUND FOR TORO TRACT BUT SAID TRACT WAS PREVIOUSLY DESCRIBED UNDER DEED RECORDED IN VOLUME 1857, PAGE 502 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS WHEN CONVEYED TO JOSE VIDAURRI AND REFUGIO G. GUERRERO;

THENCE SOUTH 89° 54' 00" EAST, ALONG THE SOUTH LINE OF SAID DEL TORRO TRACT, A DISTANCE OF 634.55 FEET TO A 1/2-INCH CAPPED IRON ROD SET STAMPED "VILLA 6751" IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAMSEY ROAD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 00° 11' 00" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAMSEY ROAD, A DISTANCE OF 44.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2967 ACRES (56,486 SQUARE FEET) OF LAND, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



[Signature]
 DANIEL VILLA, JR.
 REGISTRATION NO. 6751

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 07-212502RC, EFFECTIVE DATE OF POLICY MAY 14, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.

REV 1: 6/16/21 METAL SHED ALONG REAR OF PROPERTY WAS REMOVED



**CIVIL ENGINEERING
 &
 LAND SURVEYING**

TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 5295 HOLLISTER STREET, SUITE 104
 HOUSTON, TX 77040
 832.518.9910

BOUNDARY SURVEY

16017 RAMSEY ROAD, CROSBY, HARRIS COUNTY, TX 77532

JOB NO.: K2105-048
 DATE: 6/15/2021
 FOR: HOMELAND TITLE
 GF#: 07-212502RC
 PURCHASER: JENNIFER KUHLMAN AND/OR ASSIGNED