

GF NO. 2769521-10214 TEXAS AMERICAN TITLE  
 ADDRESS: CARL ROAD  
 SPRING, TEXAS 77373  
 BORROWER: SOHEL MEMON AND  
 SABA MEMON

THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS ESTABLISHED  
 BY THE U.S. DEPT. OF HOUSING & URBAN  
 DEVELOPMENT.  
 COMMUNITY/PANEL NO. 48201C 0290 N  
 MAP REVISION: 06/09/2014  
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS  
 INCURRANCES OF FEEL WARS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

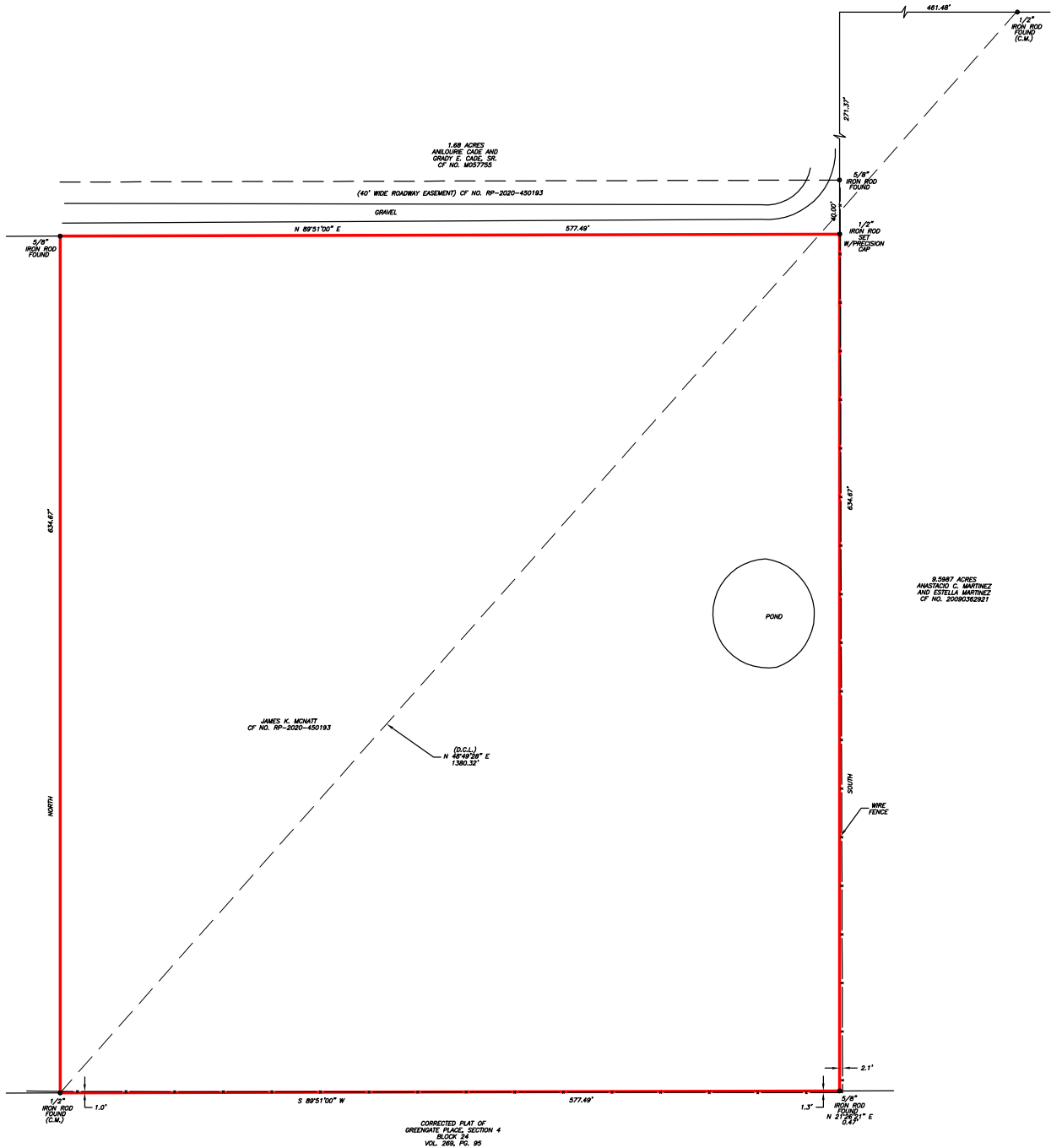
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

NOTE: ROADWAY EASEMENTS PER OF NO. 8333414 (VOL. 4365, PG. 515)  
 AND OF NO. 8797912 (VOL. 5330, PG. 445).

NOTE: H.L.A.P. EASEMENT PER OF NO. 8987896 (VOL. 5719, PG. 385).

SCALE: 1" = 80'



10.214 ACRES  
 JAMES D. ZOWERY AND  
 JACQUELINE L. POWDER, TRUSTEES  
 OF NO. 1544646

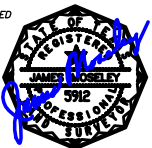
JAMES K. MONATT  
 OF NO. RP-2020-450193

1.68 ACRES  
 ANLOURE CADE AND  
 GRAY E. CADE, SR.  
 OF NO. M057755

9.5887 ACRES  
 ANASTASIO C. MARTINEZ  
 AND ESTRELLA MARTINEZ  
 OF NO. 2009362821

**8.4140 ACRES**  
**SITUATED IN THE ROBERT**  
**GILES SURVEY, A-282**  
**HARRIS COUNTY, TEXAS**  
 (SEE ATTACHED METES AND BOUNDS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.



JAMES E. MOSELEY  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5912  
 DRAWING NO. 21-08116  
 NOVEMBER 08, 2021

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 5847, PG. 524 H.C.D.R.

DRAWN BY: MM

**PRECISION SURVEYORS**  
 PROFESSIONAL LAND SURVEYS  
 1-800-LANDSURVEY  
 www.precisionlandsurvey.com  
 281-496-1586 FAX 281-496-1867  
 860 WINDHAMMERE STREET SUITE 100 HOUSTON, TEXAS 77078  
 210-829-4941 FAX 210-829-1555  
 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

STATE OF TEXAS

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COUNTY OF HARRIS

A TRACT OR PARCEL OF LAND CONTAINING 8.4140 ACRES, (366,514 SQUARE FEET), SITUATED IN THE ROBERT GILES SURVEY, ABSTRACT NO. 282, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 24.89 ACRE TRACT OF LAND AS CONVEYED TO CARL HILDEBRANDT AND WIFE, ELLA HILDEBRANDT BY INSTRUMENT RECORDED IN VOLUME 4365, PAGE 515, OF THE DEED RECORDS OF HARRIS COUNTY, SAID 8.4140 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 8.414 ACRE TRACT OF LAND AS CONVEYED TO JAMES K. MCNATT BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2020-450193 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. RP-2020-450193 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a point on the north line of Corrected Plat of Greengate Place, Section 4, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 269, Page 95, of the Map Records of Harris County, Texas, for the southwest corner of that certain called 9.5987 acre tract of land as conveyed to Anastacio C. Martinez and Estella Martinez by instrument recorded in Document No. 20090362921 of the Official Public Records of Harris County, Texas, same being the southeast corner of said 24.89 Acre Tract, same being the southeast corner and the POINT OF BEGINNING of the herein described tract, from which a 5/8" iron rod found for reference bears, N 21°26'21" E, a distance of 0.47 feet;

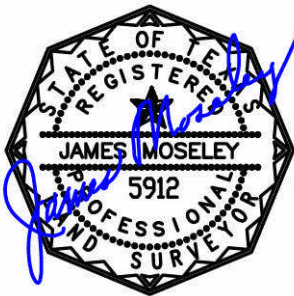
Thence, S 89°51'00" W, along the common line of said Corrected Plat of Greengate Place, Section 4, same being the common line of said 24.89 Acre Tract, a distance of 577.49 feet to a 1/2" iron rod found for the southeast corner of that certain called 10.2141 acre tract of land as conveyed to James D. Ponder and Jacqueline L. Ponder by instrument recorded in Document No. Y344045 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract;

Thence, North, along the common line of said 10.2141 Acre Tract, a distance of 634.67 feet to a 5/8" iron rod found on the south line of a 40 foot wide roadway easement for the northeast corner of said 10.2141 Acre Tract, same being the northwest corner of the herein described tract;

Thence, N 89°51'00" E, along the south line of said 40 foot wide roadway easement, a distance of 577.49 feet to a capped, (Precision Surveyors), iron rod set on the common line of said 9.5987 Acre Tract, same being the common line of said 24.89 Acre Tract, for the southeast corner of said 40 foot wide roadway easement, same being the northeast corner of the herein described tract, from which a 5/8" iron rod found for the northeast corner of said 24.89 Acre Tract, bears, North, a distance of 40.00 feet;

Thence, South, along the common line of said 9.5987 Acre Tract, same being the common line of said 24.89 Acre Tract, a distance of 634.67 feet to the POINT OF BEGINNING and containing 8.4140 acres or 366,514 square feet of land, more or less.

TOGETHER WITH those certain called unobstructed roadway easements over and across that certain called 142 acre tract of land as designated in and described by instrument recorded in Document No. B333415, Document No. B333414 and Document No. RP-2020-450193 of the Official Public Records of Harris County, Texas,



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 2021-08116  
November 9, 2021

See Drawing Attached

