

1.486 Acres (64,719 Square Feet)
William Scott Lower League Survey, Abstract Number 65
Harris County, Texas

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- WROUGHT IRON FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND METAL PIPE
- FENCE POST
- ELECTRIC METER
- CONTROL MONUMENT

BEING a 1.486 acre (64,719 Sq. Ft.) tract (AKA Tracts 27 and 76), being a Tract or Parcel of land being recorded under Clerks File Number R399193, Harris County, Texas, also being all of that certain tract of land called 1.16 acres as recorded in Volume 1205, Page 672, of the Deed Records of Harris County, Texas, and the south 0.32 acres of that certain tract called 0.605 acres as recorded in Volume 1314, Page 271, of the Deed Records of Harris County, Texas, said tract being in the William Scott Lower League Survey, Abstract Number 65, Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1-inch metal pipe found for corner, said corner being on the north right of way line of E. James Street (60 feet wide), said corner also being the southeast corner of a called 1.022 acre tract, as recorded under Clerks File Number X809168, Harris County, Texas;

THENCE, N 71° 00' 00" W, along the north right of way line of E. James Street and the south line of said called 1.022 acre tract, a distance of 179.79 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the southwest corner of said called 1.022 acre tract and being the POINT OF BEGINNING of the herein described tract;

THENCE, N 71° 00' 00" W, continuing along the north right of way line of E. James Street and the south line of the herein described tract, a distance of 253.50 feet to a 1-inch metal pipe found for corner, said corner being the southeast corner of called James Place, as recorded under Film Code Number 313111, Harris County, Texas, said corner also being the southwest corner of the herein described tract;

THENCE, N 20° 57' 06" E, along the east line of said James Place and the west line of the herein described tract, a distance of 259.61 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being a re-entrant corner of said James Place and the northwest corner of the herein described tract;

THENCE, S 69° 01' 36" E, along the south line of said James Place and the north line of the herein described tract, a distance of 253.77 feet to point for corner, said corner being the northwest of the aforesaid 1.022 acre tract, said corner also being the northeast corner of the herein described tract, from which a wooden fence post found bears, S 54° 13' 36" W, 0.45 feet;

THENCE, S 21° 02' 48" W, along the west line of said called 1.022 acre tract and the east line of the herein described tract, a distance of 250.88 feet to the POINT OF BEGINNING and CONTAINING (64,719 Sq. Ft.) or 1.486 acres of land.

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

THE SETBACKS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

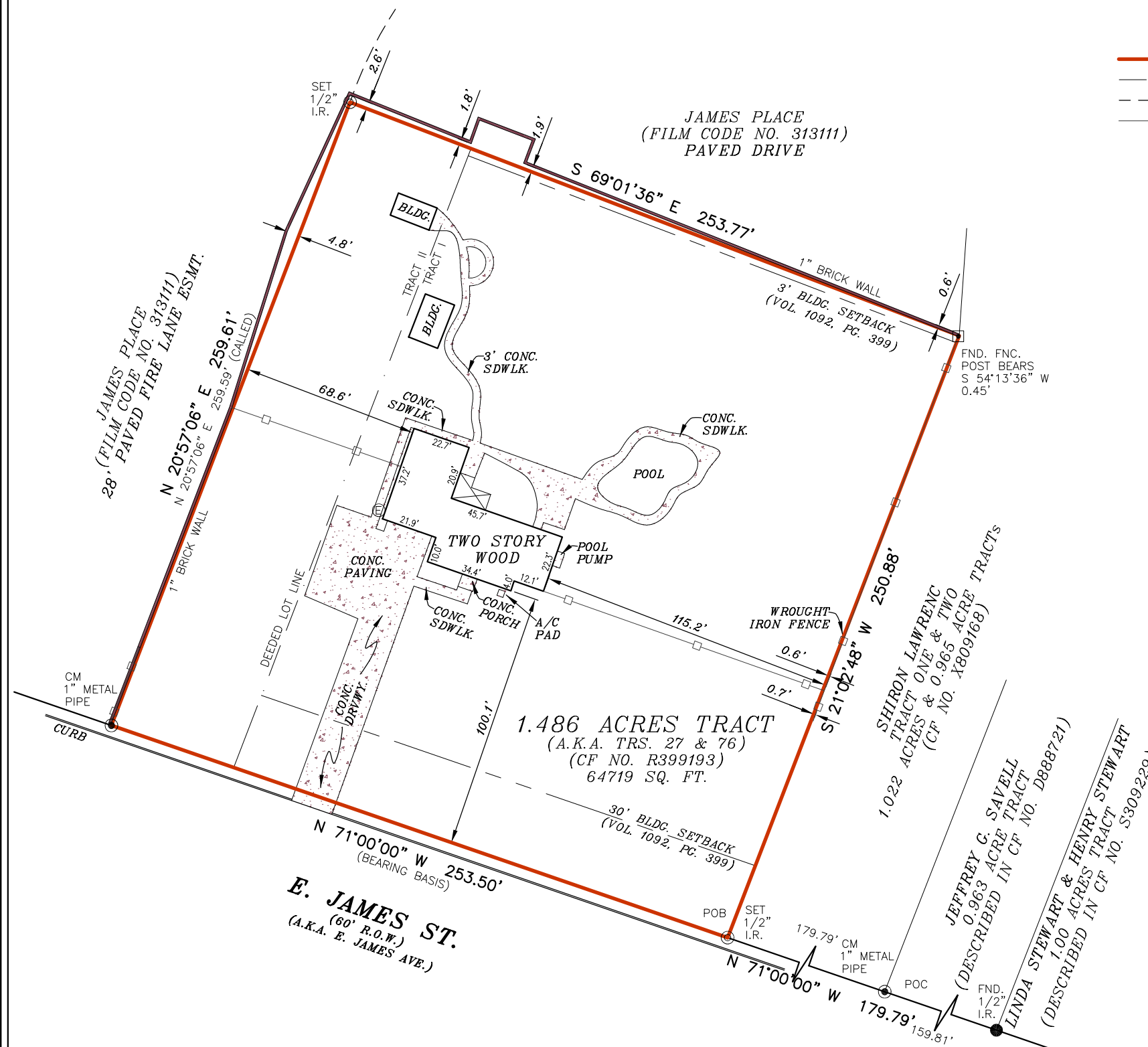
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY
GF NO. 9994-21-16972 ISSUED ON 05/12/21.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0955 M
REV. DATE: 01/06/2017
ZONE: "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.



GRAPHIC SCALE



1.486 ACRES TRACT
(A.K.A. TRS. 27 & 76)
(CF NO. R399193)
64719 SQ. FT.

E. JAMES ST.
(60' R.O.W.)
(A.K.A. E. JAMES AVE.)

I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN LAW FIRM and FARMERS STATE BANK 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 1.486 ACRES PARCEL OF LAND recorded in Clerk's File R399193, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the WILLIAM SCOTT LOWER LEAGUE SURVEY, A-65
Borrower: KALEY MITCHELL AND GARY JOSEPH MITCHELL
Address: 1316 E. JAMES ST., BAYTOWN, TX 77520 GF No. 9994-21-16972

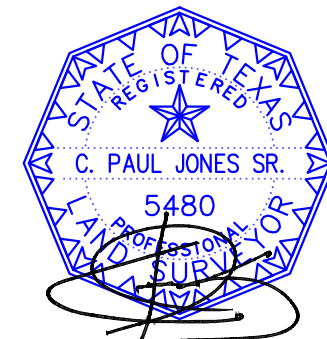
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1092, PAGE 399, DEED RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2106026797	NO.	REVISION	DATE
DATE:	06/10/21			
DRAWN BY:	RD			
APPROVED BY:	CPJ			



FIRM REGISTRATION NO. 10190700
C. PAUL JONES SR., R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5480
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