

HUFFMAN-NEW CANEY ROAD
(80' R.O.W.)

P.O.C.
INTERSECTION
ON E. R.O.W.
OF PEBBLE DR.
& N. R.O.W.
OF HUFFMAN
EASTGATE RD.

JOHN MERRY
SURVEY, ABSTRACT 49
& GILBERT BROOKS
SURVEY, ABSTRACT 6

DAYTON ROAD
(60' R.O.W.)

CALVARY
BAPT CHURCH
C.F. NO. S641830
O.P.R.H.C.

PND 1/2" I.R.
W/CAP MARKED
"PRECISION SURVEYORS"
(N 1957' W 0.4')

CALVARY
BAPT CHURCH
C.F. NO. S641830
O.P.R.H.C.

PND 5/8" I.R.
(S 4340' W 0.5')

N 00°08'18" W 1280.00'

PEBBLE DRIVE
(60' R.O.W.)

ROBERTO MANDUJANO
C.F. NO. RP-218-103083
O.P.R.H.C.

N 00°09'18" W 630.00'

600.00'

GARY GRUETZNER
C.F. NO. RP-2018-417770
O.P.R.H.C.

2.4486-ACRE
(106,659 SQ.FT.)

S 00°09'18" E 630.00'

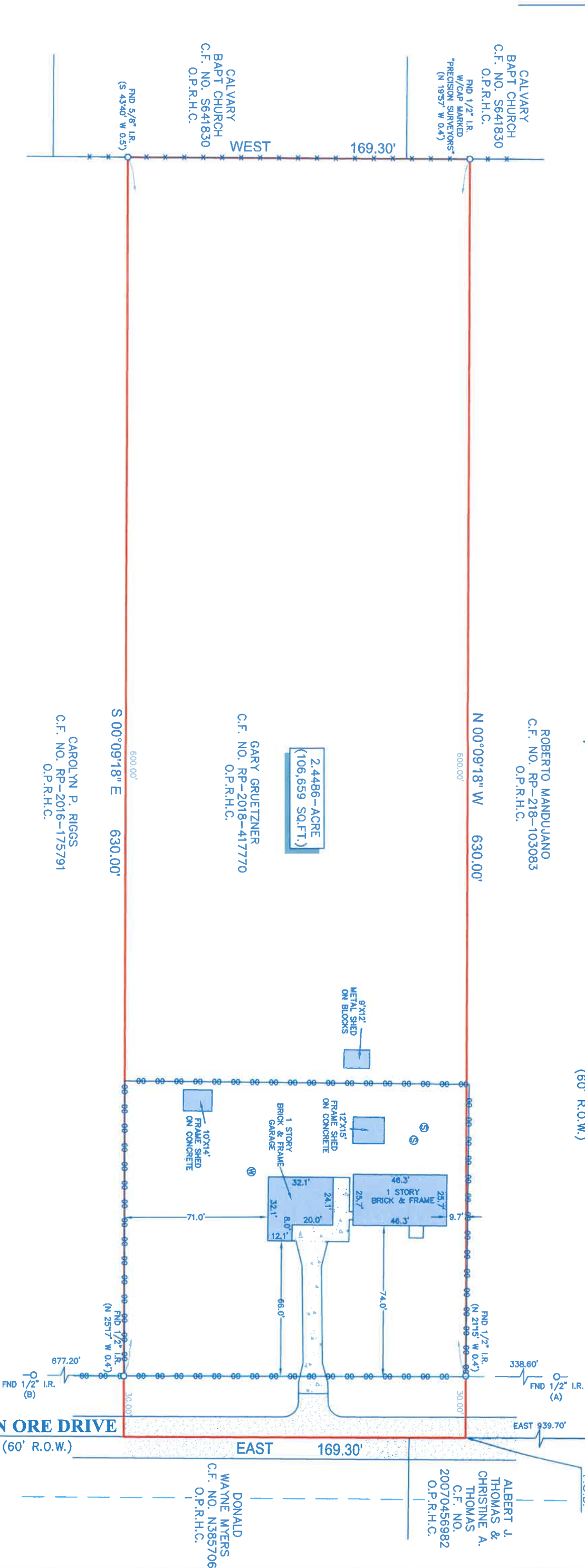
CAROLYN P. RIGGS
C.F. NO. RP-2016-175791
O.P.R.H.C.

600.00'

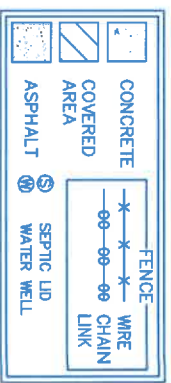
IRON ORE DRIVE
(60' R.O.W.)

ALBERT J.
THOMAS &
CHRISTINE A.
THOMAS
C.F. NO.
20070456982
O.P.R.H.C.

DONALD
WAYNE MYERS
C.F. NO. N385706
O.P.R.H.C.



- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GARY GRUETZNER, RECORDED IN COUNTY CLERK'S FILE NO. RP-2018-417770 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 20, 2020, UNDER G.F. NO. 2585441-H044.
 8. EASEMENT, AS RECORDED IN VOLUME 502, PAGE 20 AND VOLUME 506, PAGE 22, D.R.H.C.
 9. EASEMENT, AS RECORDED IN VOLUME 732, PAGE 388, D.R.H.C.
 10. EASEMENT, AS RECORDED IN VOLUME 695, PAGE 228, D.R.H.C.
 11. EASEMENT, AS RECORDED IN VOLUME 1191, PAGE 593, D.R.H.C.



TITLE COMPANY:



G.F. #: 2585441-H044
ISSUE DATE: DECEMBER 30, 2020
281-328-3239



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND BY ME DURING THE SURVEY AND THE SPONSOR'S REPRESENTATION ON JANUARY 8, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE IS NO EMPLOYMENT OR PROVISIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
P.L.S. #48

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.4486 ACRE (106,659 SQUARE FEET) SITUATED IN THE JOHN MERRY SURVEY, ABSTRACT 49, AND THE GILBERT BROOKS SURVEY, ABSTRACT 6, IN HARRIS COUNTY, TEXAS, DESCRIBED IN DEED DATED AUGUST 9, 1963, FROM BIRDIE RANCHO, ET AL TO EARL W. ATWOOD, RECORDED IN VOLUME 5298, PAGE 476, DEED RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: BELEN GARCIA

ADDRESS: 2212 IRON ORE DRIVE
www.survey1inc.com

survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Awn, TX 77512 | (281)393-1382

FIELD CREW: NG	TECH: SF
DRAFTER: LGS	FINAL CHECK: EF
DATE: 1-10-21	
JOB#: 1-92269-21	

SCALE 1"=50'

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.4486 ACRES (106,659 SQUARE FEET) SITUATED
IN THE JOHN MERRY SURVEY, ABSTRACT 49
AND GILBERT BROOK SURVEY, ABSTRACT 6
HARRIS COUNTY, TEXAS**

Being a tract of land containing 2.4486 acres (106,659 square feet), situated in the John Merry Survey, Abstract 49 and Gilbert Brook Survey, Abstract 6, Harris County, Texas, described in deed Dated August 9, 1963 from Birdie Ranch, et al to Earl W. Atwood, recorded in Volume 5298, Page 476, Deed Records of Harris County, Texas, being all of a tract conveyed unto Gary Gruetzner by deed recorded under Clerk's File No. RP-2018-417770, of the Official Public Records of Harris County, Texas. Said 2.4486-acre tract being more particularly described by metes and bounds as follows:

COMENCING at the intersection of the east right-of-way line of Huffman-New Caney Road (80 feet wide) and the north right-of-way line of Dayton Road (60 feet wide);

THENCE East, along the north right-of-way line of said Dayton Road, a distance of 1762.50 feet to a point in the centerline of Pebble Road (60 feet wide);

THENCE North $00^{\circ}09'18''$ West, along the centerline of said Pebble Drive (60 feet wide), a distance of 1260.00 feet to a point in the centerline of Iron Ore Drive (60 feet wide);

THENCE East, along said centerline, a distance of 939.70 feet to for the northwest corner and the POINT OF BEGINNING of the said tract herein described;

THENCE continuing East, along said centerline, a distance of 169.30 feet to the northeast corner of the said tract herein described;

THENCE South $00^{\circ}09'18''$ East, passing a point in the south right-of-way line of said Iron Ore Drive, at a distance of 30.00 feet, from which a found 1/2-inch iron rod bears North $25^{\circ}17'$ West, a distance of 0.4 feet, and continuing for a total distance of 630.00 feet to the southeast corner of the said tract herein described, from which a found 5/8-inch iron rod bears South $43^{\circ}40'$ West, a distance of 0.5 feet;

THENCE West, a distance of 169.30 feet to the southwest corner of the said tract herein described, from which a found 1/2-inch iron rod with cap marked "Precision Surveyors" bears North $19^{\circ}57'$ West, a distance of 0.4 feet;

THENCE North $00^{\circ}09'18''$ West, passing a point in the south right-of-way line of said Iron Ore Drive, at a distance of 30.00 feet, from which a found 1/2-inch iron rod bears North $21^{\circ}15'$ West, 0.4 feet, and continuing for a total distance of 630.00 feet to the POINT OF BEGINNING and containing 2.4486 acres (106,659 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated January 11, 2021, job number 1-92269-21.

