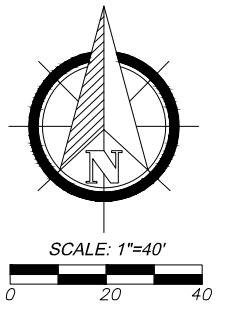
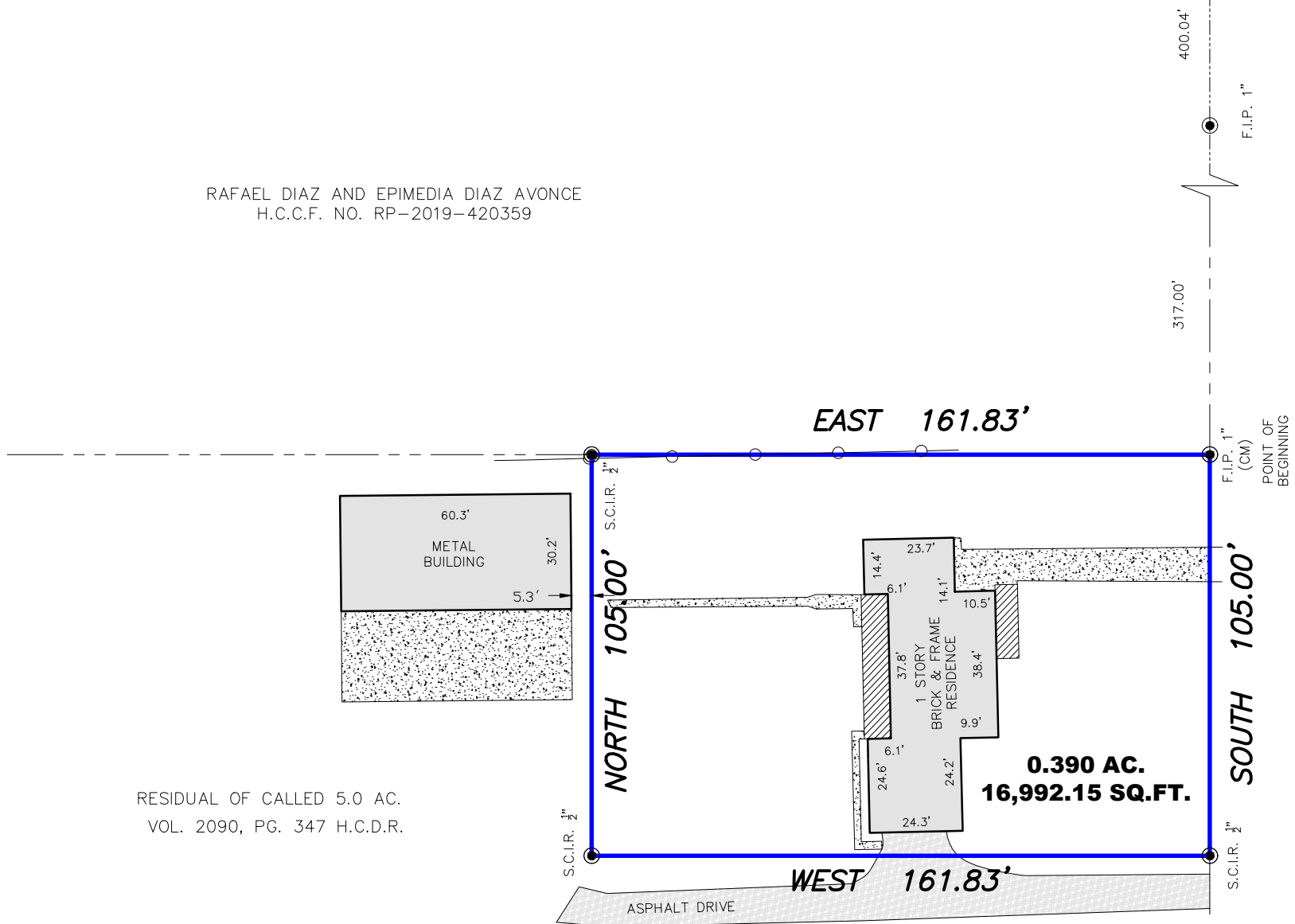


**FLOOD PLAIN INFO:**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0740M  
 MAP REVISION: 01/06/2017  
 ZONE X  
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



RAFAEL DIAZ AND EPIMEDIA DIAZ AVONCE  
 H.C.C.F. NO. RP-2019-420359



RESIDUAL OF CALLED 5.0 AC.  
 VOL. 2090, PG. 347 H.C.D.R.

RESIDUAL OF CALLED 5.0 AC.  
 VOL. 2090, PG. 347 H.C.D.R.

**LEGAL DESCRIPTION:**

BEING A 0.390 ACRE TRACT OF LAND OUT OF A CALLED 5.0 ACRE TRACT OF LAND CONVEYED IN VOLUME 2090, PAGE 347 OF THE HARRIS COUNTY DEED RECORDS, SAID 0.390 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 5.0 ACRE TRACT OF LAND THE SOUTH CORNER OF RESERVE "B", BEING ON THE WEST RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE (R.O.W. VARIES) ;

THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST, A DISTANCE OF 161.83 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 5.0 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, ALONG A 161.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.390 ACRES (OR 16,992.15 SQUARE FEET) OF LAND, MORE OR LESS.

**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
- 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

**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. 07-212316TB, EFFECTIVE DATE OF POLICY APRIL 4, 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.

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.



DANIEL VILLA, JR.  
 REGISTRATION NO. 6751

**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

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**BOUNDARY SURVEY**

209 MAGNOLIA AVENUE, CHANNELVIEW, HARRIS COUNTY, TX 77530

<small>JOB NO.:</small>	<small>K2105-079</small>
<small>DATE:</small>	<small>6/3/2021</small>
<small>FOR:</small>	<small>HOMELAND TITLE</small>
<small>GF#:</small>	<small>07-212316TB</small>
<small>PURCHASER:</small>	<small>SIERRA VISTA REALTY, LLC</small>