

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 87°13'41" E | 44.67'   |
| L2   | N 87°09'52" E | 44.68'   |
| L3   | S 87°13'41" W | 44.67'   |
| L4   | S 87°09'52" W | 44.67'   |



METES AND BOUNDS  
0.19 ACRE PARCEL  
LOCATED IN THE  
A. HOLDER SURVEY,  
ABSTRACT 322,  
HARRIS COUNTY, TEXAS

Being a 0.19 acre parcel of land situated in the A. Holder Survey, Abstract 322, Harris County, Texas, and being Parcel 13, Block 11, and being out of Block 11 of Parkway Forest, Section 4 as recorded in Volume 254, Page 65 of the Map Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File S130543, with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the southern right of way of Crystal Cove Drive (60' R.O.W.) for the northeast corner of the called 0.19 acres as described in H.C.C.F. R306521, and marking the northeast corner of the herein described parcel;

**THENCE**, North 87° 09' 52" East (called North 87° 13' 41" East), a distance of 44.68 feet (called 44.67 feet) feet along the southern right of way of Crystal Cove Drive to a 1/2" iron rod set with plastic cap for the northwest corner of the called 0.19 acres as described in H.C.C.F. 20070567945, and marking the northeast corner of the herein described parcel;

**THENCE**, South 02° 49' 51" East (called South 02° 46' 17" East), along the western line of the called 0.19 acres, passing at a distance of 110.06 feet a 1/2" iron rod set for reference in the northern line of a drainage easement, and continuing for a total distance of 185.06 feet to a point for corner in the northern line of Houmont Park as recorded in Volume 16, Page 32 M.R.H.C. for the southwest corner of the called 0.19 acres, and marking the southeast corner of the herein described parcel;

**THENCE**, South 87° 09' 52" West (called South 87° 13' 41" West), a distance of 44.67 feet along the northern line of Houmont Park to a point for corner for the southeast corner of the called 0.19 acres, and marking the southwest corner of the herein described parcel;

**THENCE**, North 02° 50' 07" West (called North 02° 46' 18" West), along the eastern line of the called 0.19 acres, passing at a distance of 75.00 feet a 1/2" iron rod set for reference in the northern line of a drainage easement, and continuing for a total distance of 185.06 feet back to the POINT OF BEGINNING and containing 0.19 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 AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

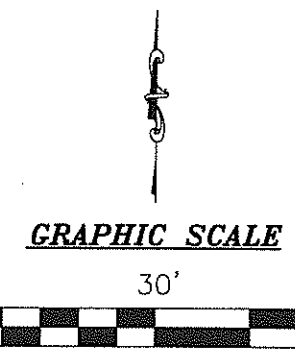
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9994-21-22226 ISSUED ON 10/04/21.

THERE EXIST A H. L. & P. CO. EASEMENT AS RECORDED IN CLERK'S FILE NO F749925, HARRIS COUNTY, TEXAS.

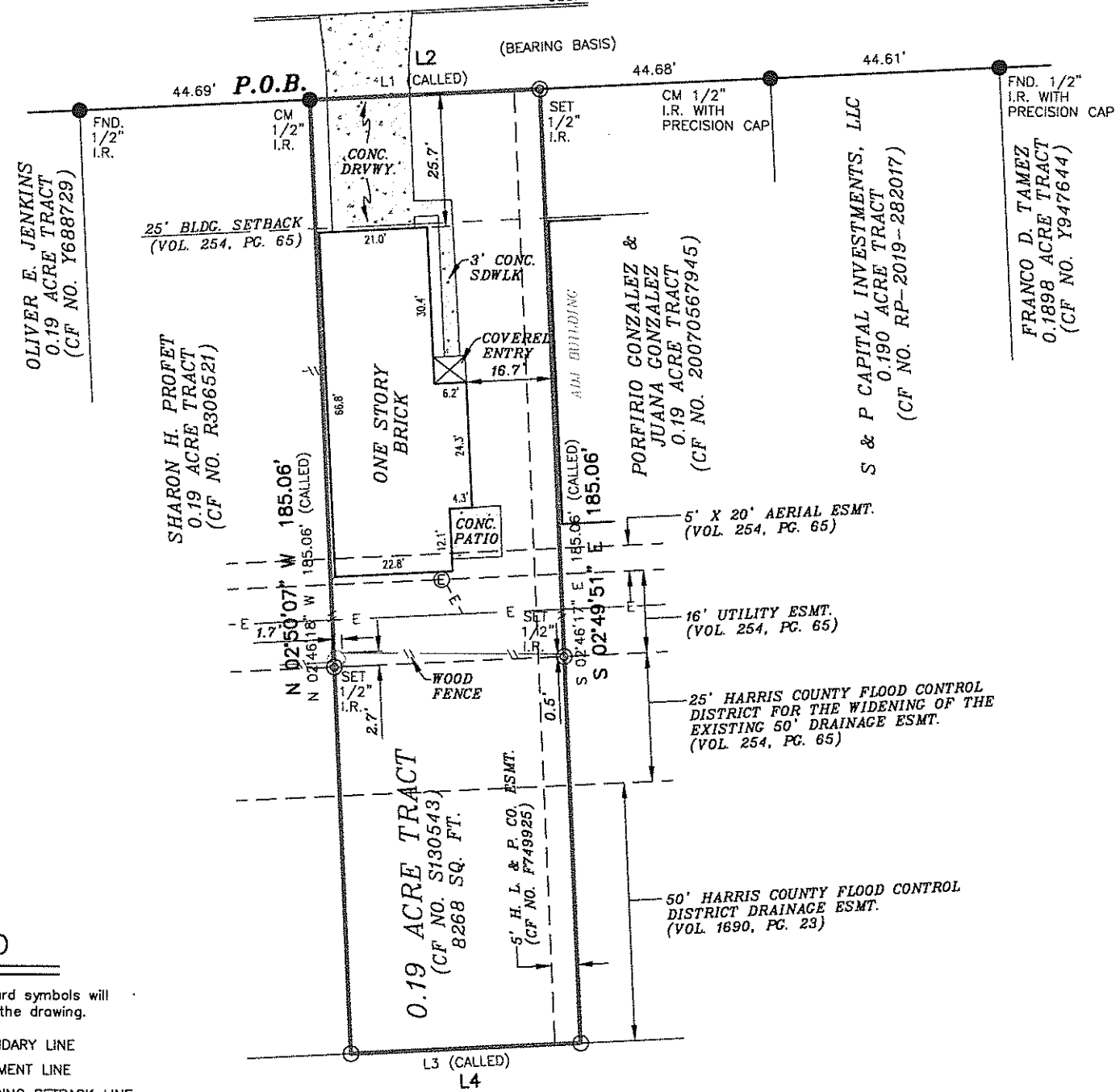
THERE EXIST A AGREEMENT FOR UNDERGROUND ELECTRIC SERVICES AS RECORDED IN CLERK'S FILE NO C952464, HARRIS COUNTY, TEXAS.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0705 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.



PARKWAY FOREST, SECTION FOUR  
(VOL. 254, PG. 65)  
**CRYSTAL COVE DRIVE**  
(60' R.O.W.-PER PLAT)



HOUMONT PARK  
(VOL. 16, PGS. 32-33)  
LOT 11, 12 & 13 & N. 401.68' OF LOT 9 & 10  
BLOCK 20

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ||| WOOD FENCE
- E—E— OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- ⊙ ELECTRIC METER
- TREES AS LABELED
- CM CONTROL MONUMENT

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY and 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 0.19 ACRE PARCEL OF LAND recorded in Clerk's File S130543, of the Map/Deed and Plat Records of HARRIS County, Texas.  
located in the ANDREW J. HOLDER, A-322  
Borrower: SERGIO GUZMAN & MARIA GUZMAN  
Address: 13050 CRYSTAL COVE DR., HOUSTON, TX 77044 GF No. 9994-21-22226

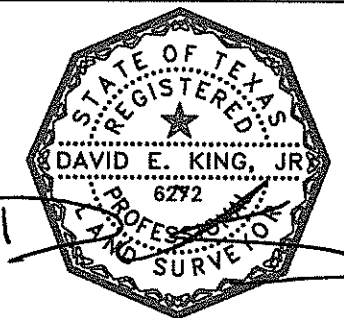
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 254, PAGE 65, MAP RECORDS, HARRIS COUNTY, TEXAS  
CLERK'S FILE NO.(S) D480367, D642529, D759282, F462779, G665337, J900554, M740430, U152054, U947309, 20080030684, 20090519807, 20110526677, 20110526678, 20110526679, 20110526680, 20110526681, 20110526682, 20110526683, 20110526684, 20120342609, 20130499393, RP-2016-106275, RP-2016-108984, RP-2017-546067, RP-2021-479653, HARRIS COUNTY, TEXAS  
CLERK'S FILE NO. F749925, INSTRUMENT FILED FOR RECORD, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

| JOB NO.:     | NO.      | REVISION | DATE |
|--------------|----------|----------|------|
| 2110029645   |          |          |      |
| DATE:        | 10/27/21 |          |      |
| DRAWN BY:    | CMG/UB   |          |      |
| APPROVED BY: | DEK      |          |      |



FIRM REGISTRATION NO. 10190700  
DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
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**Overland Consortium Inc.**  
**Surveyors**  
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