

METES AND BOUNDS
 1.00 ACRE PARCEL
 LOCATED IN THE
 M. DUNCAN SURVEY,
 ABSTRACT 17,
 HARRIS COUNTY, TEXAS

Being a 1.00 acre parcel of land situated in the M. Duncan Survey, Abstract 17, Harris County, Texas, and being out of a called 200 acres as recorded in Volume J, Page 501 of the Deed Records of Harris County, and being known as the west half of Lot 11 and Lot 12B out of the C.F. Ramsey Resurvey (unrecorded), and being the same property as described in deed recorded in Harris County Clerk's File 20090161439, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap in the northern right of way of Sherri Lane (60' R.O.W.) for the southwest corner of the called 1.50 acres as described in H.C.C.F. 2019-325351, and marking the southeast corner of the herein described parcel;

THENCE, South 81° 04' 00" West, a distance of 155.57 feet along the northern right of way of Sherri Lane to a 1/2" iron rod set with plastic cap for the southeast corner of the called 1.75 acres as described in H.C.C.F. 20120470434, and marking the southwest corner of the herein described parcel;






THENCE, North 08° 56' 00" West, a distance of 280.00 feet along the eastern line of the called 1.75 acres to a 1/2" iron rod set with plastic cap in the southern line of the called 5.00 acres as described in H.C.C.F. 20110533854 for the northeast corner of the called 1.75 acres, and marking the northwest corner of the herein described parcel;

THENCE, North 81° 04' 00" East, a distance of 155.57 feet along the southern lines of the called 5.00 acres and the called 6.00 acres as described in H.C.C.F. 20090331226 to a 1/2" iron rod set with plastic cap for the northwest corner of the called 1.50 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 08° 56' 00" East, a distance of 280.00 feet along the western line of the called 1.50 acres back to the **POINT OF BEGINNING** and containing 1.00 acres of land.

LEGEND

These standard symbols will be found in the drawing.

-  BOUNDARY LINE
-  EASEMENT LINE
-  SET 1/2" IRON ROD WITH CAP
-  FOUND IRON ROD
-  CONTROL MONUMENT

NOTE:

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080919-05450 ISSUED ON 12/31/2019.

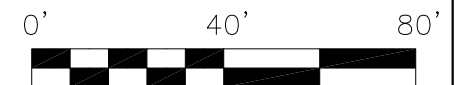
THERE EXIST A TELEPHONE AND TELEGRAPH EASEMENT AS RECORDED IN VOLUME 1399, PAGE 43, DEED RECORDS, HARRIS COUNTY, TEXAS.

THERE EXIST A PIPELINE EASEMENT AS RECORDED IN VOLUME 609, PAGE 237, DEED RECORDS, HARRIS COUNTY, TEXAS.

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0535 L
 REV. DATE: 06/18/2007
 ZONE: "SHADED 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



DEAN RUSSELL WEBB
 5.00 ACRES TRACT
 (A.K.A. TR 1K-1)
 (CF NO. 20110533854)

JERRY HAMILTON & MARY HAMILTON
 6.000 ACRES TRACT
 (A.K.A. TRACT 1K-5)
 (CF NO. 20090331226)

5' X 20' AERIAL ESMT.
 (VOL. 4759, PG. 71)

10' H. L. & P. CO. ESMT.
 (VOL. 4759, PG. 71)

MICKEY M. BRITT
 1.75 ACRES TRACT
 (A.K.A. LOT 13 & TRS. 12A & TRS. 14B)
 (CF NO. 20120470434)

VACANT LOT
1.00 ACRES TRACT
 (A.K.A. TRACTS 11B & TRACTS 12B)
 (CF NO. 20090161439)
 43560 SQ. FT.

ANGEL FISCHER
 1.500 ACRES TRACT
 (A.K.A. LOT 10 & TRACT 11)
 (CF NO. 2019-325351)

LINDA DIKEMAN JACKSON
 (UNRECORDED SUBDIVISION)
 LOTS 5, 6 & 7

TERRY JACKSON
 & LINDA JACKSON
 2.000 ACRES TRACT
 (A.K.A. LOTS 8 & 9)
 (CF NO. 20110523672)

SHERRI LANE
 (60' R.O.W.)

EDGE OF PVMT.

P.O.B.

311.14'
 (BEARING BASIS)

233.36'

SET 1/2" I.R.

CM 1/2" I.R.

SET 1/2" I.R.

SET 1/2" I.R.

S 81° 04' 00" W 155.57'

S 08° 56' 00" E 280.00'

N 08° 56' 00" W 280.00'

N 81° 04' 00" E 155.57'

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and TEXAS RE INVESTMENTS LLC 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 1.00 ACRE PARCEL OF LAND recorded in Clerk's File 20090161439, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the MEREDITH DUNCAN SURVEY, A-17
 Borrower: TEXAS RE INVESTMENTS LLC
 Address: 0 SHERRI LN., CROSBY, TX 77532 GF No. 3080919-05450

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 4759, PAGE 71, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2001018565	NO.	REVISION
DATE:	01/07/20		
DRAWN BY:	SZ		
APPROVED BY:	DEK		



FIRM REGISTRATION NO. 10190700
DAVID E. KING, JR., R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6272
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc.
Surveyors
 Tel: 281-940-8869 Fax: 281-207-6476
 1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212