

ADDRESS :2235 SCIAACA ROAD  
SPRING, TEXAS 77373

BLUYER :MORNING BROOK  
PROPERTIES, LCC

LENDER :JET LENDING, LLC

A LAND TITLE SURVEY OF

0.6859 ACRE BEING THE REMAINDER OF LOT 4 OF AN UNRECORDED SUBDIVISION OF THE C. WUNSCHIE  
104.5334 ACRE TRACT OUT OF THE HOWARD DECROW SURVEY, ABSTRACT 221 IN HARRIS COUNTY, TEXAS, AND  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED

(BEARINGS BASED ON METES AND BOUNDS RECORDED UNDER H.C.C.F. NO. Z172704)

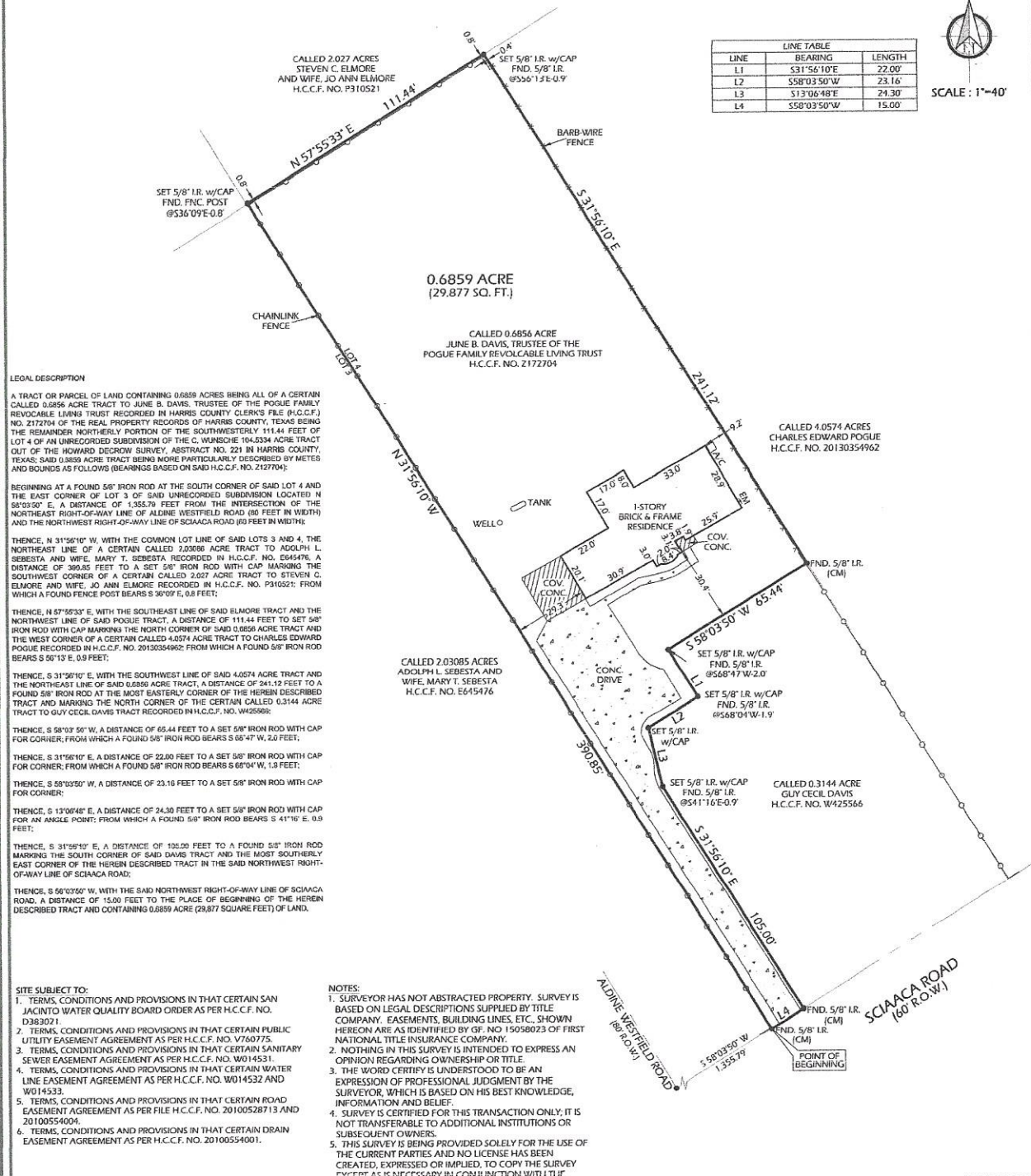
**NORTH STAR TITLE**  
COMPANY, L.L.C.

3011 EAST BROADWAY  
PEARLAND, TEXAS 77581  
281-506-7300



SCALE: 1"=40'

LINE	BEARING	LENGTH
L1	S31°56'10"E	22.00'
L2	S58°03'50"W	23.16'
L3	S13°06'48"E	24.30'
L4	S58°03'50"W	15.00'



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 0.6859 ACRES BEING ALL OF A CERTAIN CALLED 0.6856 ACRE TRACT TO JUNE B. DAVIS, TRUSTEE OF THE POGUE FAMILY REVOCABLE LIVING TRUST RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. Z172704 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS BEING THE REMAINDER NORTHERLY PORTION OF THE SOUTHWESTERLY 111.44 FEET OF LOT 4 OF AN UNRECORDED SUBDIVISION OF THE C. WUNSCHIE 104.5334 ACRE TRACT OUT OF THE HOWARD DECROW SURVEY, ABSTRACT NO. 221 IN HARRIS COUNTY, TEXAS; SAID 0.6859 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON SAID H.C.C.F. NO. Z172704):

BEGINNING AT A FOUND 5/8" IRON ROD AT THE SOUTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF LOT 3 OF SAID UNRECORDED SUBDIVISION LOCATED IN S5°25'50" E, A DISTANCE OF 1,353.79 FEET FROM THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF ALDINE WESTFIELD ROAD (60 FEET IN WIDTH) AND THE NORTHWEST RIGHT-OF-WAY LINE OF SCIAACA ROAD (60 FEET IN WIDTH);

THENCE, N 31°56'10" W, WITH THE COMMON LOT LINE OF SAID LOTS 3 AND 4, THE NORTHEAST LINE OF A CERTAIN CALLED 2.03086 ACRE TRACT TO ADOLPH L. SEBESTA AND WIFE, MARY T. SEBESTA RECORDED IN H.C.C.F. NO. E645476, A DISTANCE OF 399.85 FEET TO A SET 5/8" IRON ROD WITH CAP MARKING THE SOUTHWEST CORNER OF A CERTAIN CALLED 2.027 ACRE TRACT TO STEVEN C. ELMORE AND WIFE, JO ANN ELMORE RECORDED IN H.C.C.F. NO. P310521; FROM WHICH A FOUND FENCE POST BEARS S 80°47' W, 2.0 FEET;

THENCE, N 57°55'33" E, WITH THE SOUTHEAST LINE OF SAID ELMORE TRACT AND THE NORTHWEST LINE OF SAID POGUE TRACT, A DISTANCE OF 111.44 FEET TO SET 5/8" IRON ROD WITH CAP MARKING THE NORTH CORNER OF SAID 0.6856 ACRE TRACT AND THE WEST CORNER OF A CERTAIN CALLED 4.0574 ACRE TRACT TO CHARLES EDWARD POGUE RECORDED IN H.C.C.F. NO. 20130354962; FROM WHICH A FOUND 5/8" IRON ROD BEARS S 56°13' E, 0.9 FEET;

THENCE, S 31°56'10" E, WITH THE SOUTHWEST LINE OF SAID 4.0574 ACRE TRACT AND THE NORTHEAST LINE OF SAID 0.6856 ACRE TRACT, A DISTANCE OF 241.12 FEET TO A FOUND 5/8" IRON ROD AT THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE NORTH CORNER OF THE CERTAIN CALLED 0.3144 ACRE TRACT TO GUY CECIL DAVIS TRACT RECORDED IN H.C.C.F. NO. W425566;

THENCE, S 58°03'50" W, A DISTANCE OF 65.44 FEET TO A SET 5/8" IRON ROD WITH CAP FOR CORNER; FROM WHICH A FOUND 5/8" IRON ROD BEARS S 68°47' W, 2.0 FEET;

THENCE, S 31°56'10" E, A DISTANCE OF 22.00 FEET TO A SET 5/8" IRON ROD WITH CAP FOR CORNER; FROM WHICH A FOUND 5/8" IRON ROD BEARS S 68°47' W, 1.3 FEET;

THENCE, S 58°03'50" W, A DISTANCE OF 23.16 FEET TO A SET 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE, S 13°06'48" E, A DISTANCE OF 24.30 FEET TO A SET 5/8" IRON ROD WITH CAP FOR AN ANGLE POINT; FROM WHICH A FOUND 5/8" IRON ROD BEARS S 41°10' E, 0.9 FEET;

THENCE, S 31°56'10" E, A DISTANCE OF 106.00 FEET TO A FOUND 5/8" IRON ROD MARKING THE SOUTH CORNER OF SAID DAVIS TRACT AND THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SAID NORTHWEST RIGHT-OF-WAY LINE OF SCIAACA ROAD;

THENCE, S 58°03'50" W, WITH THE SAID NORTHWEST RIGHT-OF-WAY LINE OF SCIAACA ROAD, A DISTANCE OF 15.00 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 0.6859 ACRE (29,877 SQUARE FEET) OF LAND.

SITE SUBJECT TO:

- TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN SAN JACINTO WATER QUALITY BOARD ORDER AS PER H.C.C.F. NO. D383021.
- TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN PUBLIC UTILITY EASEMENT AGREEMENT AS PER H.C.C.F. NO. W760775.
- TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN SANITARY SEWER EASEMENT AGREEMENT AS PER H.C.C.F. NO. W014531.
- TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN WATER LINE EASEMENT AGREEMENT AS PER H.C.C.F. NO. W014532 AND W014533.
- TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN ROAD EASEMENT AGREEMENT AS PER FILE H.C.C.F. NO. 20100528713 AND 20100554004.
- TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN DRAIN EASEMENT AGREEMENT AS PER H.C.C.F. NO. 20100554001.

NOTES:

- SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC. SHOWN HEREON ARE AS IDENTIFIED BY GR. NO. 15058023 OF FIRST NATIONAL TITLE INSURANCE COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.

DATE: 8-5-2015

REVISION:

DRAWN BY: LF

APPROVED BY: MSB

PROJECT NO: GL-2163

**FLOOD INFORMATION**  
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0260L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

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 THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



LEGEND:  
H.C.M.R. - HARRIS COUNTY MAP RECORD  
H.C.D.R. - HARRIS COUNTY DEED RECORD  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
R.O.W. - RIGHT OF WAY  
CM - CONTROL MONUMENT  
I.R./I.P. - IRON ROD/IRON PIPE  
EM - ELECTRIC METER



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