

METES AND BOUNDS DESCRIPTION
 5.00 ACRES (217,800 SQUARE FEET) TRACT
 OF LAND SITUATED IN THE
 DAVID LAWRENCE SURVEY, ABSTRACT NO. 75
 & WILLIAM MUNSON SURVEY, ABSTRACT NO. 90,
 WASHINGTON COUNTY, TEXAS

Being 5.00 acre (217,800 square feet) tract of land situated in the David Lawrence Survey, Abstract No. 75 and the William Munson Survey, Abstract No. 90, Harris County, Texas, being out of a called 14,700 acre as conveyed to Stephanie Martin, a single person, and Stephen Byington, a married person by Warranty Deed with Vendor's Lien recorded under Volume 1751, Page 449 of the Official Records of Washington County, Texas (O.R.W.C.T.), said 5.00 acre tract being more particularly described by metes and bounds description as follows, all bearings recited herein are referenced to the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983, (NAD 83), 2011 adjustment;

COMMENCING at a found 3/8-inch iron rod set 5/8" in the south right-of-way line of Edna Mae Lane and being the northeast corner of a called 3.181 acre tract as conveyed to Justin Flaszowski and wife, Susie M. Flaszowski by Cash Warranty Deed recorded under Volume 882, Page 699 O.R.W.C.T. and being the northwest corner of said called 14,700 acre tract;

THENCE, South 00°31'36" East (called South 01°33'35" West), 422.65 feet with the east line of said called 3.181 acre tract and the west line of said called 14,700 acre tract to a found 3/8-inch iron rod (from which a found 1/2-inch iron rod bears North 86°00'39" East, 0.72 feet) being the southwest corner of said called 3.181 acre tract and some being the northwest corner of a called 11,826 acre tract as conveyed to Justin Flaszowski and wife, Susie M. Flaszowski by Cash Warranty Deed recorded under Volume 882, Page 692 O.R.W.C.T.;

THENCE, South 10°24'04" East (called South 08°18'53" East), 169.54 feet with the east line of said called 11,826 acre tract and continuing with the west line of said 14,700 acre tract to a set 5/8-inch iron rod with cap stamped "All" and being the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE, departing the east line of said called 11,826 acre tract and through the interior of said 14,700 acre tract, the following three (3) courses and distances:

1. North 83°27'47" East, 206.61 feet to a set 5/8-inch iron rod with cap stamped "All" and being an angle point hereof;
2. South 42°51'32" East, 188.92 feet to a set 5/8-inch iron rod with cap stamped "All" and being an angle point hereof;
3. North 86°08'43" East, 132.13 feet to a set 5/8-inch iron rod with cap stamped "All" being in the east line of said called 14,700 acre tract and the west line of a tract of land conveyed to Cheryl Gatlin, Terry Coleman, Sr., Kenneth Coleman, and Arleen Coleman in a Warranty Deed recorded under Volume 1327, Page 455 O.R.W.C.T. (described in Volume 230, Page 171 Washington County Deed Records) and being the northeast corner of the herein described tract, from which a found 1/2-inch iron rod bears South 00°19'53" East, 1.78 feet and a found 1/2-inch iron rod being a corner of said called 14,700 acre tract bears North 02°59'38" West, 162.81;

THENCE, South 02°59'38" East (called South 00°54'27" East), 98.12 feet with east line of said 14,700 acre tract, apparent west line of Cheryl Gatlin, et al tract and along the west line of an apparent old road (being a westerly projection of Gin Lane, not in use) to a found 5/8-inch iron rod with cap stamped "Hodde Surveying" and being a corner of said called 14,700 acre tract and apparent southwest corner of said apparent old road, and from which a found 1/2-inch iron rod bears North 03°42'19" West, 13.60 feet and a found 1/2-inch iron rod bears North 87°08'48" East, 5.93 feet;

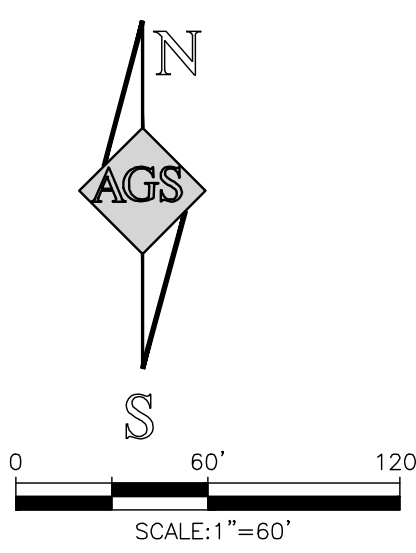
THENCE, North 87°56'21" East (called South 89°58'28" East), 13.90 feet along the south line of apparent old road to a found 1/2-inch iron rod and being a corner of said called 14,700 acre tract and the northwest corner of a called residue of 3,615 acres as conveyed to Elizabeth Jane Rigney as recorded under Volume 1378, Page 931 O.R.W.C.T. (described in Volume 317, Page 930 Washington County Deed Records);

THENCE, South 06°24'07" East (called South 04°18'56" East), with the east line of said 14,700 acre tract and the west line of said residue 3,615 acre tract and a partially along the west line of a residue of a called 13.15 acre tract as conveyed to Elizabeth Jane Rigney as recorded in Volume 1378, Page 931 O.R.W.C.T. (described in Volume 196, Page 316 Washington County Deed Records), pass a distance of 116.47 feet (a found 1/2-inch iron rod bears South 83°35'53" West, 0.26 feet) and continuing a total distance of 319.56 feet to a found 5/8-inch iron rod with cap stamped "Hodde Surveying" and being the northeast corner of a called 6,673 acre tract of land conveyed to Jose Salazar as recorded under Volume 1620, Page 201 O.R.W.C.T. and being the southeast corner of said called 14,700 acre tract and the herein described tract;

THENCE, South 83°35'53" West, (called South 85°41'04" West), 405.76 feet with the north line of said called 6,673 acre tract and the south line of said called 14,700 acre tract to a found 5/8-inch iron rod with cap stamped "Hodde Surveying" and being in the east line of said called 11,826 acre tract and being the northwest corner of said called 6,673 acre tract and the southwest corner of said called 14,700 acre tract and the herein described tract;

THENCE, North 11°34'56" West, (called North 09°29'45" West), 577.95 feet with the east line of said called 11,826 acre tract and the west line of said called 14,700 acre tract to a found 1/2-inch iron rod for an angle point;

THENCE, North 10°24'04" West, (called North 08°18'53" West), 0.96 feet continuing with the east line of said called 11,826 acre tract and the west line of said called 14,700 acre tract to the POINT OF BEGINNING and containing 5.00 acres (217,800 Square Feet) of land.



LEGEND:

- B.L. BUILDING LINE
- CM CONTROLLING MONUMENT
- FOUND FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- W.C.D.R. WASHINGTON COUNTY MAP RECORDS
- O.R.W.C.T. OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- I.R. IRON ROD
- FL FLOW LINE
- X- FENCE

GENERAL NOTES:

1. BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 1983).
2. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
3. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE COMMITMENT PREPARED BY WESTCOAST LAND TITLE INSURANCE COMPANY, OF NO. 22-255 WASH WITH AN EFFECTIVE DATE OF APRIL 14, 2022 AND ISSUE DATE OF APRIL 29, 2022. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
6. WASHINGTON COUNTY ENGINEERING DEPARTMENT STATED GIL LANE IS A PUBLIC RIGHT-OF-WAY AND THE PORTION ADJACENT TO THE TRACT IS NOT PUBLIC MAINTAINED (979-277-9275). A PORTION OF GIN LANE IS PUBLIC MAINTAIN THAT LEADS TO MAIN STREET (FM1155).
7. TRACT IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOL. 1457, PG. 1032 O.R.W.C.T.
8. SOUTHWESTERN BELL TELEPHONE 20 FOOT WIDE EASEMENT AS RECORDED IN VOL. 239, PG. 18 W.C.D.R. IS NOT PLOTTABLE, NO METES AND BOUNDS DESCRIPTION OR BOUNDARY TIES DISTANCES STATED IN THE DOCUMENT.
9. DRAINAGE AND DETENTION EASEMENT AGREEMENT EXECUTED BY CHAPPEL HILL RETAIL CENTER, L.P. TO BIG DIAMOND, LLC RECORDED IN VOL. 1458, PG. 1 O.R.W.C.T. HAS BEEN AMENDED UNDER VOL. 1482, PG. 926 O.R.W.C.T. WHICH EXCLUDES THE 14.7 ACRE TRACT.

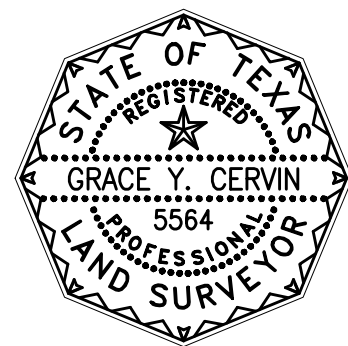
FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48477C03250, MAP REVISED DATE OF MAY 16, 2019 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X"-(NO SCREEN) AREA OF MINIMAL FLOOD HAZARD. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BOUNDARY SURVEY
 OF 5.00 ACRE TRACT
 SITUATED IN THE
 DAVID LAWRENCE SURVEY, ABST. NO. 75
 & WILLIAM MUNSON SURVEY, ABST. NO. 90
 WASHINGTON COUNTY, TEXAS

WCAD APPRAISAL PROPERTY ID: R16553
 8810 EDNA MAE LANE
 CHAPPEL HILL, TEXAS 77426

Ally General Solutions, LLC
 dba AGS Engineering & Construction
 7070 W. 43rd St. Ste. 203
 Phone: (281) 888-7682
 TX Engineer Firm No. 13574
 TBPLS Firm No. 10194392
 Certified: DBE/SBE/MBE/HUB(8)(A)



CERTIFY TO: STEPHANIE MARTIN, STEPHEN BYINGTON AND MONICA VILLA

I, GRACE Y. CERVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

Grace Y. Cervin

GRACE Y. CERVIN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5564
 SURVEYED MAY 4, 2022

Drawing By: ARH	Date: 05/04/2022	Scale: 1"=60'
Checked By: GYC	F.B.:	
Project No: 00-001-2022	Drawing Name: 00-001-2022	