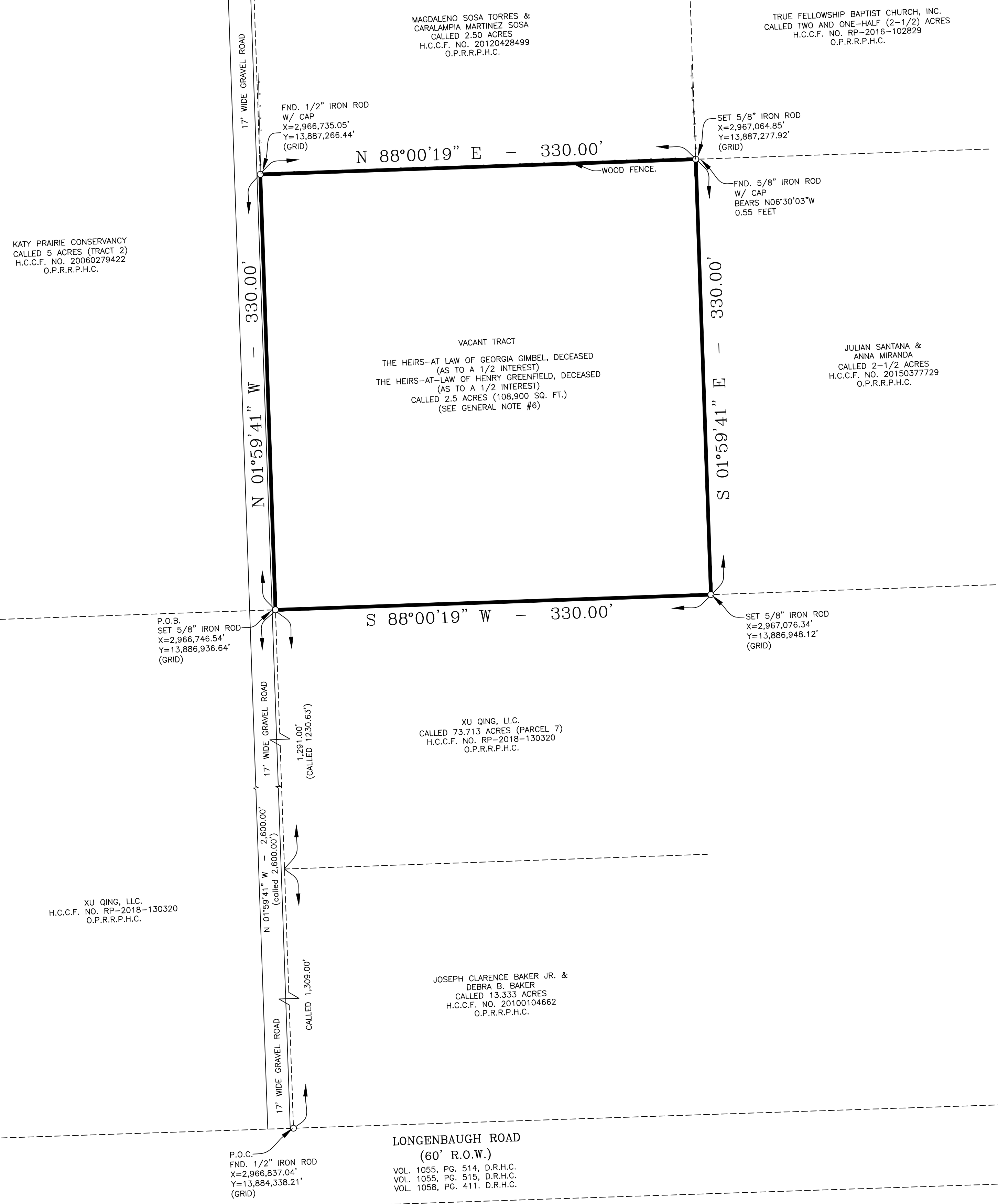
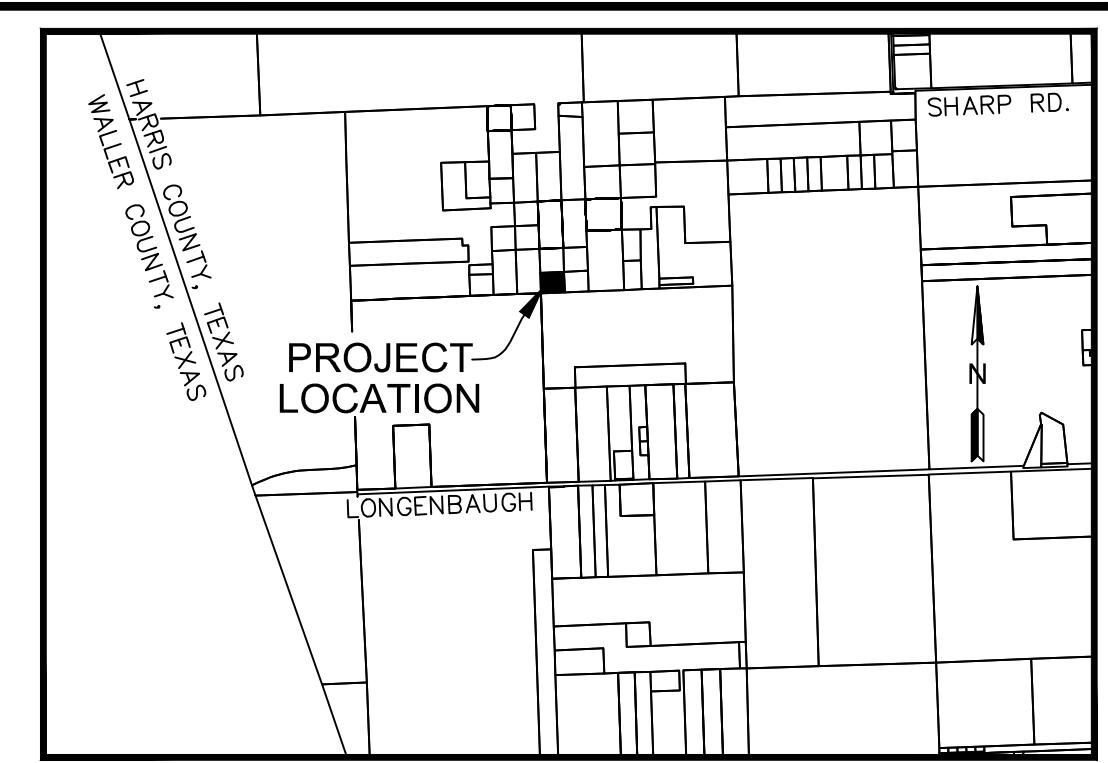
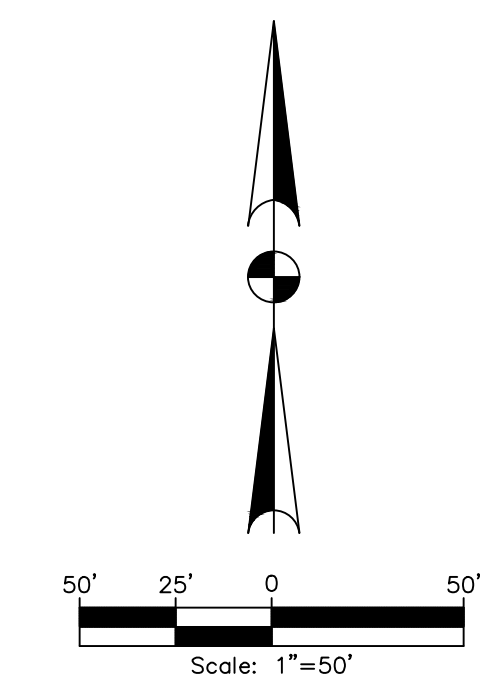


BAILEY SUBDIVISION  
VOL. 430, PG. 220 D.R.H.C.

ABBREVIATIONS & SYMBOLS LEGEND

FND.	FOUND
F.C.	FILM CODE
I.R.	IRON ROD
M.R.H.C.	MAP RECORDS OF HARRIS COUNTY
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
D.R.H.C.	DEED RECORDS OF HARRIS COUNTY
H.C.C.F.	HARRIS COUNTY CLERK'S FILE NO.
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE



METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 2.5-ACRE (108,900 SQUARE FEET) TRACT OF LAND SITUATED IN THE H. & T.C.R.R. COMPANY SURVEY, BLOCK 2, SECTION 86, ABSTRACT NO. 1485, IN HARRIS COUNTY, TEXAS, AND BEING OUT OF THE BAILEY SUBDIVISION OF THE NORTH ONE HALF OF SECTION 86, BLOCK 2, H. & T. C. R.R. CO. SURVEY, HARRIS COUNTY TEXAS; SAID SUBDIVISION HAVING BEEN SURVEYED ON JULY 11TH 1919 BY J. STUART BOYLES, COUNTY SURVEYOR AND SAID SURVEY RECORDED IN VOLUME 430, PAGE 220, OF THE DEED RECORDS OF HARRIS COUNTY TEXAS, AND ALSO BEING THAT SAME TRACT AS CONVEYED UNTO THE HEIRS-AT-LAW OF GEORGIA GIMBEL, DECEASED (AS TO A 1/2 INTEREST) AND THE HEIRS-AT-LAW OF HENRY GREENFIELD (AS TO A 1/2 INTEREST) BY DEED RECORDED UNDER DEED DATED SEPTEMBER 30, 1919, RECORDED IN VOLUME 434, PAGE 385, DEED RECORDS OF HARRIS COUNTY, TEXAS, WHERE SUBJECT PROPERTY WAS CONVEYED TO M.E. GIMBEL. SUBSEQUENTLY, BY A DEED DATED JANUARY 3, 1920, RECORDED IN VOLUME 432, PAGE 380, AND WHEREIN M.E. GIMBEL CONVEYED A ONE-HALF INTEREST IN THE SUBJECT PROPERTY TO HENRY GREENFIELD. NEXT OF RECORD, A DEED DATED JULY 21, 1935, RECORDED IN VOLUME 886, PAGE 503, EXECUTED BY M.E. GIMBEL CONVEYING THEIR ONE-HALF INTEREST IN THE SUBJECT PROPERTY TO GEORGIA GIMBEL; SAID 2.5-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: (BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 2001 ADJUSTMENT).

COMMENCING AT AN 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF LONGENBAUGH ROAD (60 FEET WIDE AT THIS POINT PER VOL. 1055, PG. 514, VOL. 1055, PG. 515 & VOL. 1058, PG. 411, D.R.H.C.) FOR THE SOUTHWEST CORNER OF A CALLED 13.333-ACRE TRACT AS CONVEYED UNTO JOSEPH CLARENCE BAKER, JR., AND DEBRA B. BAKER BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. (H.C.C.F.) 20100104662, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.) AND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND AS CONVEYED UNTO XU QING, LLC., BY DEED RECORDED UNDER H.C.C.F. NO. RP-2018-130320 (O.P.R.R.P.H.C.); SAID COMMENCING CORNER HAVING GRID COORDINATES OF X=2,966,837.04' AND Y=13,884,338.21', COMBINED SCALE FACTOR = 0.99990648);

THENCE, NORTH 01 DEGREES 59 MINUTES 41 SECONDS WEST, WITH THE WEST LINE OF SAID 13.333-ACRE TRACT AND THE EAST LINE OF SAID XU QING, LLC. TRACT, AT 1309.00 FEET PASS THE NORTHWEST CORNER OF SAID 13.333-ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 73.713-ACRE TRACT (PARCEL 7) AS CONVEYED UNTO XU QING, LLC., BY DEED RECORDED UNDER H.C.C.F. NO. RP-2018-130320 (O.P.R.R.P.H.C.), FOR A TOTAL DISTANCE OF 2600.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP FOR THE SOUTHWEST CORNER OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT AND FOR THE NORTHEAST CORNER OF SAID XU QING LLC. TRACT, THE NORTHWEST CORNER OF SAID 73.7123-ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 5.0-ACRE TRACT (TRACT 2) AS CONVEYED UNTO KATY PRAIRIE CONSERVANCY BY DEED RECORDED UNDER H.C.C.F. NO. 20060279422 (O.P.R.R.P.H.C.) AND FOR THE POINT OF BEGINNING; SAID BEGINNING CORNER HAVING GRID COORDINATES OF X=2,966,837.04' AND Y=13,884,338.21', COMBINED SCALE FACTOR = 0.99990648);

THENCE, NORTH 01 DEGREES 59 MINUTES 41 SECONDS WEST, CONTINUING WITH THE EAST LINE OF SAID 5.0-ACRE TRACT AND THE WEST LINE OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 330.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 2.50-ACRE TRACT AS CONVEYED UNTO MAGDALENO SOSA TORRES AND CARALAMPÍA MARTÍNEZ SOSA AND FOR THE NORTHWEST CORNER OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEGREES 00 MINUTES 19 SECONDS EAST, CONTINUING WITH THE SOUTH LINE OF SAID TORRES 2.50-ACRE TRACT AND THE NORTH LINE OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 330.00 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID TORRES 2.50-ACRE TRACT AND THE 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT AND FOR THE SOUTHWEST CORNER OF A CALLED 2-1/2-ACRE TRACT AS CONVEYED UNTO TRUE FELLOWSHIP BAPTIST CHURCH, INC., BY DEED RECORDED UNDER H.C.C.F. NO. RP-2016-102829, (O.P.R.R.P.H.C.) AND FOR THE NORTHWEST CORNER OF A CALLED 2-1/2-ACRE TRACT AS CONVEYED UNTO JULIAN SANTANA AND ANNA MIRANDA BY DEED RECORDED UNDER H.C.C.F. NO. 20150377729 (O.P.R.R.P.H.C.);

THENCE, SOUTH 01 DEGREES 59 MINUTES 41 SECONDS EAST, CONTINUING WITH THE WEST LINE OF SAID SANTANA 2-1/2-ACRE TRACT AND THE EAST LINE OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 330.00 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID SANTANA 2-1/2-ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT; SAID CORNER LOCATED IN THE NORTH LINE OF SAID 73.713-ACRE TRACT;

THENCE, SOUTH 88 DEGREES 00 MINUTES 19 SECONDS WEST, WITH THE NORTH LINE OF 73.713-ACRE TRACT AND THE SOUTH LINE OF SAID 2.5-ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5 ACRES OR 108,900 SQUARE FEET OF LAND, MORE OR LESS.

- GENERAL NOTES:
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" BOUNDARY SURVEY PERFORMED ON MAY 20, 2023.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT G.F. NO. 22-00960 WITH AN EFFECTIVE DATE OF JULY 26, 2022, PREPARED BY FIRST NATIONAL TITLE INSURANCE COMPANY, NO ISSUANCE DATE SHOWN.
  - BEARINGS SHOWN HEREON BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS RELATIVE TO TSBAP RM-200208 AND 200120. DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99990648. COORDINATES SHOWN HEREON ARE GRID.
  - ALL BOUNDARY CORNERS SHOWN HEREON AS FOUND OR SET ON THIS MAP ARE DETERMINED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED. SET CORNERS AS SHOWN ON HERE ARE SET WITH AN ORANGE PLASTIC CAP STAMPED "HH DOSHI #3860".
  - FLOODPLAIN INFORMATION  
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AO" (DEPTH 2) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48201C0390 N, MAP REVISED NOVEMBER, 15, 2019.
  - SCHEDULE "C", ITEM NOS. 6 AND 7 OF THE TITLE COMMITMENT SHOWN IN GENERAL NOTES OF THIS DRAWING REPORTS THE FOLLOWING: "DEED DATED SEPTEMBER 30, 1919, RECORDED IN VOLUME 434, PAGE 385, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, 6. SUBJECT PROPERTY WAS CONVEYED TO M.E. GIMBEL. SUBSEQUENTLY, WE FIND A DEED DATED JANUARY 3, 1920, RECORDED IN VOLUME 432, PAGE 380, WHEREIN M.E. GIMBEL CONVEYED A ONE-HAF INTEREST IN THE SUBJECT PROPERTY TO HENRY GREENFIELD. NEXT OF RECORD, WE FIND A DEED DATED JULY 21, 1935, RECORDED IN VOLUME 886, PAGE 503, EXECUTED BY M.E. GIMBEL CONVEYING THEIR ONE-HALF INTEREST IN THE SUBJECT PROPERTY TO GEORGIA GIMBEL. WE FIND NO OTHER DEEDS FILED FOR RECORD. ADDITIONALLY, WE FIND NO PROBATES FILED IN HARRIS COUNTY FOR EITHER GEORGIA GIMBEL OR HENRY GREENFIELD. THE PROPOSED TRANSACTION IS A SALE FROM THE ESTATE OF CECILE E. GREENFIELD. REQUIRE SATISFACTORY RECORDABLE EVIDENCE AS TO HOW CECILE E. GREENFIELD SUCCEEDED THE INTERESTS OF BOTH GEORGIA GIMBEL AND HENRY GREENFIELD BE FILED FOR RECORD IN HARRIS COUNTY, TEXAS. UPON REVIEW OF SAME, ADDITIONAL REQUIREMENTS MAY BE MADE. WE HAVE BEEN INFORMED THAT CECILE E. GREENFIELD IS DECEASED. WE HAVE BEEN PROVIDED WITH A PORTION OF THEIR PROBATE 7, ENTERED UNDER CAUSE NO. 81-3469-P1 IN THE PROBATE COURT NUMBER ONE OF DALLAS COUNTY, TEXAS. WE REQUIRE REVIEW AND RECORDATION OF CERTIFIED COPIES OF THE FOLLOWING IN HARRIS COUNTY, TEXAS:

SURVEYORS CERTIFICATE:  
I, H.H. DOSHI, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3860, HEREBY CERTIFY TO THE HEIRS-AT-LAW OF GEORGIA GIMBEL, DECEASED, AND THE HEIRS-AT-LAW OF HENRY GREENFIELD, DECEASED, HIGHCLASS AUTO SALES & RENTALS, LLC. AND FIRST NATIONAL TITLE INSURANCE COMPANY, THAT:  
THIS MAP REPRESENTS THE RESULTS OF A BOUNDARY SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION DURING DECEMBER, 2020 AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, SIGNED AND SEALED THIS 30th DAY OF JUNE 2023.

H.H. Doshi  
REGISTERED PROFESSIONAL LAND SURVEYOR #3860

G.F. 22-00960

LOCATION: 0 LONGENBAUGH, KATY, TEXAS 77493

BOUNDARY SURVEY OF A 2.5 ACRE TRACT OF LAND, MORE OR LESS, BEING IN THE BAILEY SUBDIVISION OF THE NORTH ONE HALF OF SECTION 86, BLOCK 2, H. & T. C. R.R. COMPANY SURVEY, HARRIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN SURVEYED ON JULY 11th 1919 BY J. STUART BOYLES, COUNTY SURVEYOR AND SAID SURVEY RECORDED IN VOLUME 430, PAGE 220 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

DOSHI ENGINEERING & SURVEYING COMPANY  
2019 SHADOW PARK DRIVE  
KATY, TEXAS 77494  
(281)395-9906 email: hhdoshi@hotmail.com  
Texas Survey Firm Reg. No. 10087000

DRAWN BY: VA	DATE: 6-20-2023	PROJ. NO.:	2023-147
CHECKED BY: HHD	DATE: 6-20-2023		
SCALE: 1"=50'			
CAD NO.: 004			

SHEET 1 OF 1

REV