

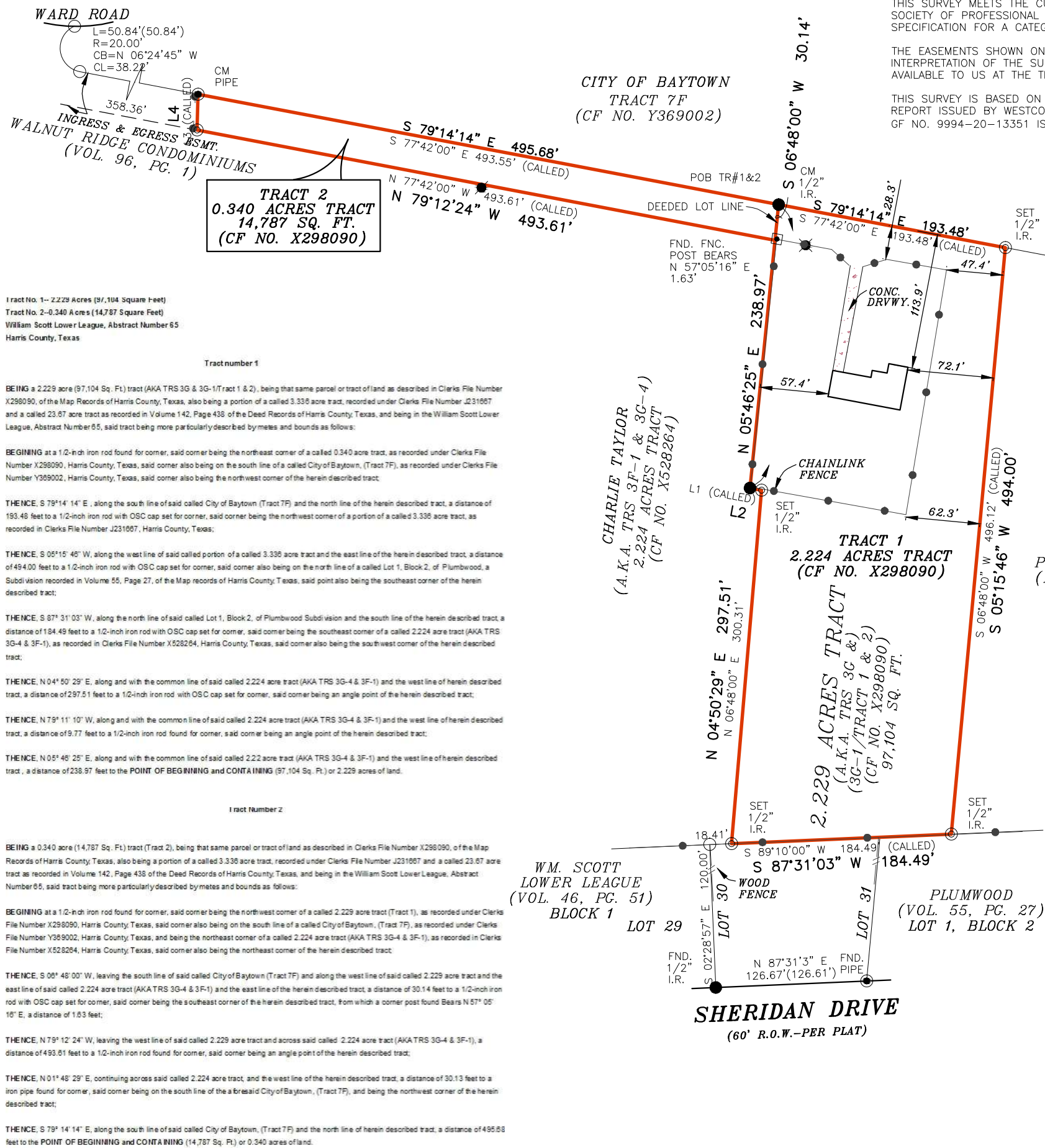
**SURVEYOR'S NOTE:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE 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. 9994-20-13351 ISSUED ON 11/25/20.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0955 M  
REV. DATE: 01/06/2017  
ZONE: "X"

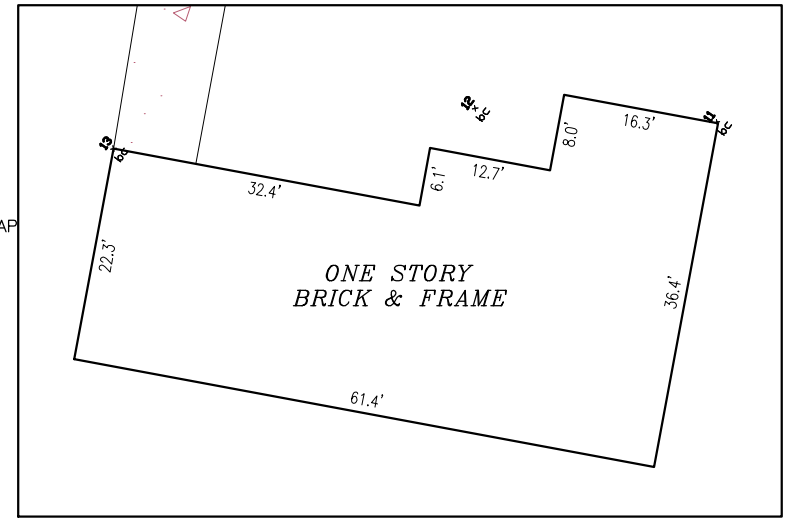
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



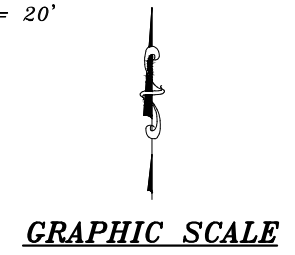
**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND IRON PIPE
- POWER POLE
- METER POLE
- CONTROL MONUMENT



**HOUSE DETAIL**  
SCALE: 1" = 20'



LINE	BEARING	DISTANCE
L1	N 78°09'35" W	9.77'
L2	N 79°11'10" W	9.77'
L3	N 06°54'51" W	30.13'
L4	N 01°48'29" E	30.13'

Tract No. 1-- 2.229 Acres (97,104 Square Feet)  
Tract No. 2-- 0.340 Acres (14,787 Square Feet)  
William Scott Lower League, Abstract Number 65  
Harris County, Texas

BEING a 2.229 acre (97,104 Sq. Ft.) tract (AKA TRS 3G & 3G-1/Tract 1 & 2), being that same parcel or tract of land as described in Clerks File Number X298090, of the Map Records of Harris County, Texas, also being a portion of a called 3.336 acre tract, recorded under Clerks File Number J231667 and a called 23.07 acre tract as recorded in Volume 142, Page 438 of the Deed Records of Harris County, Texas, and being in the William Scott Lower League, Abstract Number 65, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the northeast corner of a called 0.340 acre tract, as recorded under Clerks File Number X298090, Harris County, Texas, said corner also being on the south line of a called City of Baytown, (Tract 7F), as recorded under Clerks File Number Y369002, Harris County, Texas, said corner also being the northwest corner of the herein described tract:

THENCE, S 79°14'14" E, along the south line of said called City of Baytown (Tract 7F) and the north line of the herein described tract, a distance of 193.48 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the northwest corner of a portion of a called 3.336 acre tract, as recorded in Clerks File Number J231667, Harris County, Texas;

THENCE, S 05°15'48" W, along the west line of said called portion of a called 3.336 acre tract and the east line of the herein described tract, a distance of 494.00 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner also being on the north line of a called Lot 1, Block 2, of Plumwood, a Subdivision recorded in Volume 55, Page 27, of the Map records of Harris County, Texas, said point also being the southeast corner of the herein described tract:

THENCE, S 87°31'03" W, along the north line of said called Lot 1, Block 2, of Plumwood Subdivision and the south line of the herein described tract, a distance of 184.49 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the southeast corner of a called 2.224 acre tract (AKA TRS 3G-4 & 3F-1), as recorded in Clerks File Number X528264, Harris County, Texas, said corner also being the southwest corner of the herein described tract:

THENCE, N 04°50'29" E, along and with the common line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the west line of herein described tract, a distance of 297.51 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being an angle point of the herein described tract:

THENCE, N 79°11'10" W, along and with the common line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the west line of herein described tract, a distance of 9.77 feet to a 1/2-inch iron rod found for corner, said corner being an angle point of the herein described tract:

THENCE, N 05°46'25" E, along and with the common line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the west line of herein described tract, a distance of 238.97 feet to the POINT OF BEGINNING and CONTAINING (97,104 Sq. Ft.) or 2.229 acres of land.

BEING a 0.340 acre (14,787 Sq. Ft.) tract (Tract 2), being that same parcel or tract of land as described in Clerks File Number X298090, of the Map Records of Harris County, Texas, also being a portion of a called 3.336 acre tract, recorded under Clerks File Number J231667 and a called 23.07 acre tract as recorded in Volume 142, Page 438 of the Deed Records of Harris County, Texas, and being in the William Scott Lower League, Abstract Number 65, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the northwest corner of a called 2.229 acre tract (Tract 1), as recorded under Clerks File Number X298090, Harris County, Texas, said corner also being on the south line of a called City of Baytown, (Tract 7F), as recorded under Clerks File Number Y369002, Harris County, Texas, and being the northeast corner of a called 2.224 acre tract (AKA TRS 3G-4 & 3F-1), as recorded in Clerks File Number X528264, Harris County, Texas, said corner also being the northeast corner of the herein described tract:

THENCE, S 05°46'25" W, leaving the south line of said called City of Baytown (Tract 7F) and along the west line of said called 2.229 acre tract and the east line of said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1) and the east line of the herein described tract, a distance of 30.14 feet to a 1/2-inch iron rod with OSC cap set for corner, said corner being the southeast corner of the herein described tract, from which a corner post found Bears N 57°05'16" E, a distance of 1.63 feet;

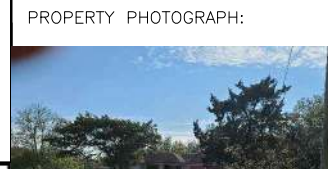
THENCE, N 79°12'24" W, leaving the west line of said called 2.229 acre tract and across said called 2.224 acre tract (AKA TRS 3G-4 & 3F-1), a distance of 493.61 feet to a 1/2-inch iron rod found for corner, said corner being an angle point of the herein described tract;

THENCE, N 01°48'29" E, continuing across said called 2.224 acre tract, and the west line of the herein described tract, a distance of 30.13 feet to a iron pipe found for corner, said corner being on the south line of the a called City of Baytown, (Tract 7F), and being the northwest corner of the herein described tract;

THENCE, S 79°14'14" E, along the south line of said called City of Baytown, (Tract 7F) and the north line of herein described tract, a distance of 495.68 feet to the POINT OF BEGINNING and CONTAINING (14,787 Sq. Ft.) or 0.340 acres of land.

I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE and RUSS GREEN PROPERTIES 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 2.568 ACRE PARCEL OF LAND recorded in Clerk's File X298090, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the WILLIAM SCOTT SURVEY, A-65 Borrower: RUSS GREEN PROPERTIES LLC. Address: 1404 SHERIDAN DR., BAYTOWN, TX 77520 GF No. 9994-20-13351

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:



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

**LAND TITLE SURVEY**

JOB NO.:	2012023560	NO.	REVISION	DATE
DATE:	12/04/20			
DRAWN BY:	KB			
APPROVED BY:	CPJ			

FIRM REGISTRATION NO. 10190700  
C. PAUL JONES SR., R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 5480  
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