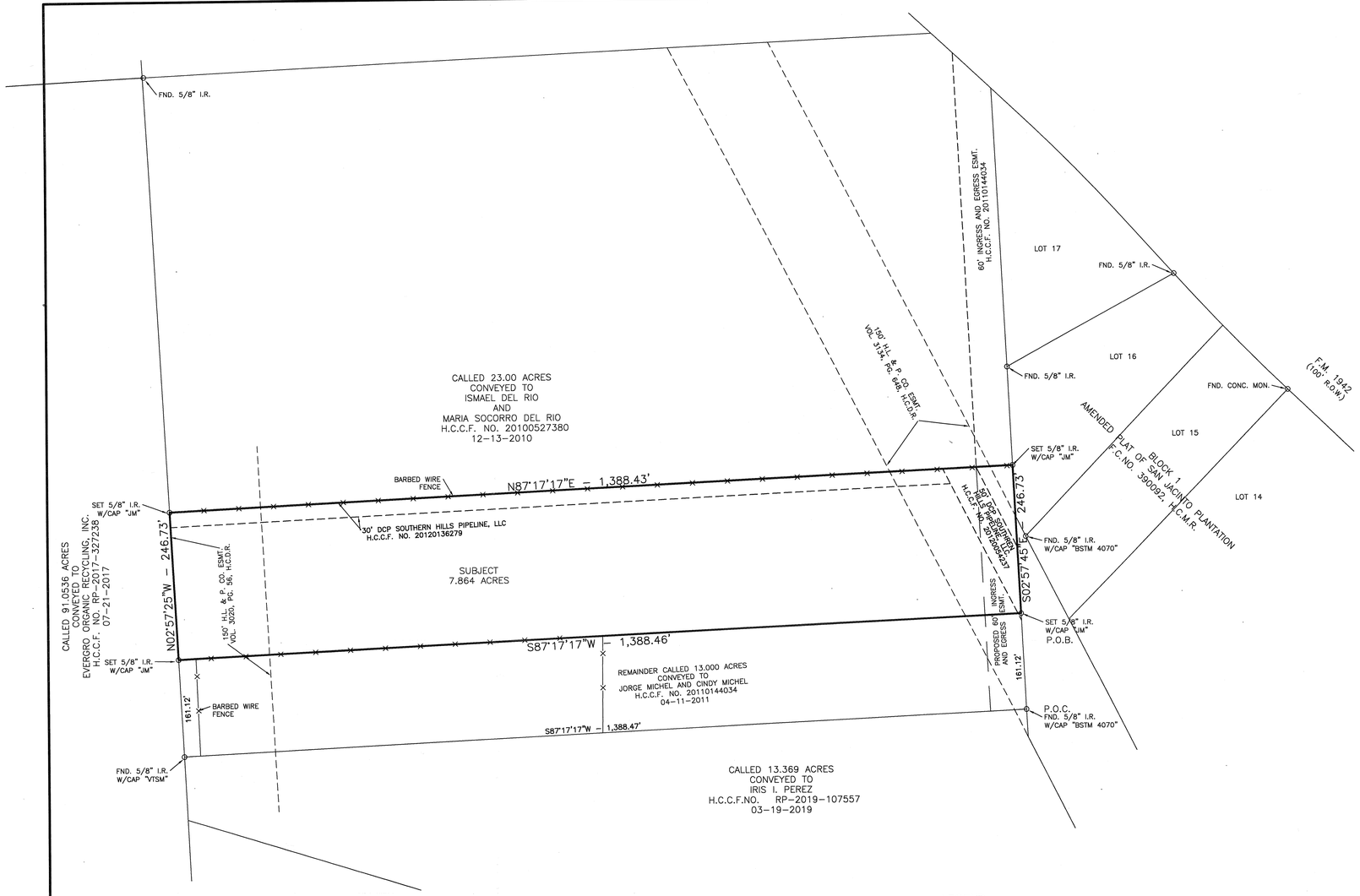

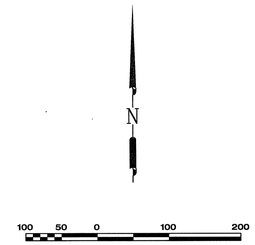

PARCEL DESCRIPTION

A TRACT OF LAND CONTAINING 7.864 ACRES, BEING OUT OF A CALLED 13.000 ACRE TRACT, AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20110144034, LOCATED IN BLOCK 1, ELENA FRUIT AND COTTON FARMS, UNIT "B", RECORDED IN VOLUME 7, PAGE 48, OF THE MAP RECORDS OF HARRIS COUNTY AND BEING LOCATED IN THE LUKE HEMENWAY SURVEY, ABSTRACT NUMBER 803, HARRIS COUNTY, TEXAS.

COMMENCING, AT A FOUND FIVE EIGHTHS INCH IRON ROD WITH CAP STAMPED "BSTM 4070", MARKING THE SOUTHEAST CORNER OF SAID CALLED 13.000 ACRES AND THE NORTHEAST CORNER OF A CALLED 13.369 ACRES TRACT, AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2019-107557;

THENCE, NORTH 02 DEGREES 57 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 13.000 ACRE TRACT, FOR A DISTANCE OF 161.13 FEET TO A SET FIVE EIGHTHS INCH IRON ROD WITH CAP STAMPED "JM", MARKING THE **POINT OF BEGINNING** AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

1. **THENCE**, SOUTH 87 DEGREES 17 MINUTES 17 SECONDS WEST, OVER AND ACROSS SAID CALLED 13.000 ACRE TRACT, FOR A DISTANCE OF 1,388.46 FEET TO A SET FIVE EIGHTHS INCH IRON ROD WITH CAP STAMPED "JM", MARKING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND IN THE EAST LINE OF A CALLED 91.0536 ACRE TRACT, AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2017-327238;

2. **THENCE**, NORTH 02 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 13.000 ACRE TRACT AND THE EAST LINE OF SAID CALLED 91.0536 ACRE TRACT, FOR A DISTANCE OF 246.73 FEET TO A SET FIVE EIGHTHS INCH IRON ROD WITH CAP STAMPED "JM" MARKING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THE NORTHWEST CORNER OF SAID CALLED 13.000 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 23.00 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20100527380;

3. **THENCE**, NORTH 87 DEGREES 17 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 13.000 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 23.00 ACRE TRACT, FOR A DISTANCE OF 1,388.43 FEET TO A SET FIVE EIGHTHS INCH IRON ROD WITH CAP STAMPED "JM", MARKING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND IN THE NORTHEAST CORNER OF SAID CALLED 13.000 ACRE TRACT;

4. **THENCE**, SOUTH 02 DEGREES 57 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 13.000 ACRE TRACT, FOR A DISTANCE OF 246.73 FEET TO THE **POINT OF BEGINNING**.

LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
FND.	FOUND
I.R.	IRON ROD
FNC.	FENCE
WD.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
S/W	SIDEWALK
	GRATE INLET
	CLEAN OUT
	PROPERTY CORNER
	FIRE HYDRANT
	GUARD POST
	GUY ANCHOR
	AREA LIGHT
	LIGHT POLE
	SERVICE POLE
	POWER POLE
	ELECTRIC METER
	GAS METER
	WATER METER
	MANHOLE
	SEPTIC TANK
	SAMPLE WELL
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	PIPELINE MARKER
	PIPELINE VENT
	SIGN
	TRAFFIC CONTROL BOX
	WATER VALVE
	SPRINKLER HEAD
	ELECTRIC CONDUIT
0.5'	OFF PROPERTY
0.5'	ON PROPERTY

NOTES:

1. The location of the subject tract on the Fema flood Insurance Rate Map, Community Panel No.480287-0735-M, dated January 06, 2017, lies partially within zone "AE", base flood elevations determined and partially in the AE Floodway. This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

2. Bearings shown hereon are based on the Texas state plane coordinate system, south central zone 4204, NAD 83.

3. This survey was performed without the benefit of a title report and therefore easements and other instruments may exist that are not shown hereon. No further research of the Harris County Deed Records was performed by J. Morales, Inc. regarding these easements.

4. Builder/Contractor must verify all building lines, easements, building line restrictions (Deed Restrictions, etc.) and Zoning Ordinances, if any, that may affect subject property, before starting construction.

I, MOHAMMED OMAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

STATE OF TEXAS REGISTERED MOHAMMED OMAR 5915 PROFESSIONAL LAND SURVEYOR

MOHAMMED OMAR
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5915

102 Mungerl Street
Pasadena, Texas 77506
(O) 713.947.6606
jmoralesinc.com
T.B.A.E. FIRM NO. BR2942
T.B.P.E. FIRM NO. F-004636
T.B.P.L.S. FIRM NO. 10039400
HUB-MBE CERTIFIED
J. MORALES
ARCHITECTS • ENGINEERS • SURVEYORS

SURVEY OF 7.864 ACRES OUT OF BLOCK 1 ELENA FRUIT AND COTTON FARMS, UNIT "B", RECORDED IN VOLUME 7, PAGE 48, HARRIS COUNTY MAP RECORDS, TEXAS.

ISSUED FOR	
DATE	DESCRIPTION

REVISIONS		
△	DATE	DESCRIPTION

DRAWN BY: H.Z.	CHECKED BY: M.O.

DATE: 05-03-2022

SCALE: 1"=100'

PROJECT # 69-19

SHEET 1

USER: HILDA ZELLERS
DATE: 01/12/2021 TIME: 2:02 PM
S:\PROJECTS\2019\69-19 ELENA FRUIT & COTTON FARMS\SURVEY\69-19 TRACT 1 7.864 ACRES.DWG