

GF NO. 2194426ME FRONTIER TITLE
 ADDRESS: 12311 LONGWORTH LANE
 HOUSTON, TEXAS 77024
 BORROWER: JEFFREY JONES

0.2354 ACRES ALL OF LOT 5 AND A PORTION OF LOT 6, BLOCK 4 TEALWOOD, SECTION 1

A SUBDIVISION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 117, PAGE 54 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0645 L MAP REVISION: 06/18/07 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

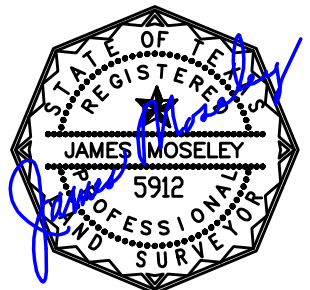
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 117, PG. 54

DRAWN BY: JB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 21-02809
 APRIL 22, 2021



PRECISION
 surveyors

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281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

STATE OF TEXAS

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COUNTY OF HARRIS

A TRACT OF LAND CONTAINING 0.2354 ACRES, (10,254 SQUARE FEET), BEING LOT 5 AND A PORTION OF LOT 6, BLOCK 4, TEALWOOD, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 117, PAGE 54, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2354 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO JAMES D. JONES, JR. BY INSTRUMENT RECORDED IN DOCUMENT NO. 20130637431 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO THAT CERTAIN CALLED 134 SQUARE FOOT TRACT OF LAND OUT OF SAID LOT 5 AS DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NO. C294368 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.2354 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 117, PAGE 54, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

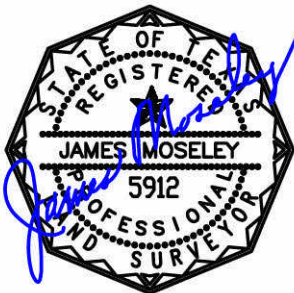
BEGINNING at ½” iron rod found on the southwesterly right-of-way line of Longworth Lane, (60.00 Foot Right-of-Way), on the arc of a curve to the left, for the northeasterly common corner of said Lot 5 and that certain tract of land being Lot 4, Block 4, of said Tealwood, Section 1, as conveyed to Emmanuel J. Gringarten and Andee Felts by instrument recorded in Document No. 20130631962 of the Official Public Records of Harris County, Texas, same being the northwest corner of said 134 Square Foot Tract, same being the northwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, Southeasterly, along the southwesterly right-of-way line of Longworth Lane, same being the common line of said Lot 5, with the arc of said curve to the left, having an included angle of 02°49’20”, a radius of 1667.69 feet, a chord that bears, S 54°22’27” E, a chord distance of 82.14 feet, pass at an arc length of 3.97 feet the northeasterly corner of said 134 Square Foot Tract, pass at an arc length of 74.03 feet the northeasterly common corner of said Lot 5 and Lot 6, Block 4, of said Tealwood, Section 1, and continuing for a total arc length of 82.14 feet to a ½” iron rod found on the common line of said Lot 6 for the northwest corner of that certain called 0.2441 acre tract of land as conveyed to Yasmin Rassadi and Wife, Abdi Shirazi by instrument recorded in Document No. RP-2017-6950 of the Official Public Records of Harris County, Texas, same being the northeast corner of the herein described tract;

THENCE, S 36° 15’ 22” W, across said Lot 6, along the common line of said 0.2441 Acre Tract, a distance of 125.08 feet to a point for the northerly common corner of Lots 47 and 48, Block 4, of said Tealwood, Section 1, same being the southerly common corner of said Lots 5 and 6, same being the southeast corner of the herein described tract, from which a fence corner post found for reference bears, N 11° 10’ 28” W, a distance of 0.55 feet;

THENCE, N 52° 46’ 49” W, along the common line of said Lot 48, same being the common line of said Lot 5, a distance of 83.82 feet to a point for the southerly common corner of said Lots 5 and 4, same being the southeast corner of said Gringarten and Felts Tract, same being the southwest corner of the herein described tract, from which a fence corner post found for reference bears, S 81° 49’ 33” W, a distance of 0.57 feet;

THENCE, N 37° 02’ 20” E, along the common line of said Lots 4 and 5, same being the common line of said Gringarten and Felts Tract, pass at a distance of 55.60 feet the south corner of said 134 Square Foot Tract, and continuing for a total distance of 122.77 feet to the POINT OF BEGINNING and containing 0.2354 acres or 10,254 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 21-02809
April 23, 2021

See Drawing Attached