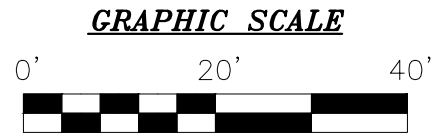


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - - EASEMENT LINE
- ⊙ SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- ⊕ SANITARY SEWER MANHOLE
- CM CONTROL MONUMENT

CLIFFORD GODDARD &
SAMANTHA GODDARD
LOTS 48-53
1.3310 ACRES TRACT
(CF NO. RP-2016-296460)



**0.11ACRE TRACT
HARRIS COUNTY, TEXAS**

BEING A 0.11 ACRE TRACT OF LAND BEING OUT OF PARADISE OAKS, AN UNRECORDED SUBDIVISION OUT OF 46 ACRES IN THE JAMES H. ISBELL SURVEY, ABSTRACT NO. 474, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 37, BLOCK 1 OF SAID PARADISE OAKS, DESCRIBED AS TRACT II IN CF. NO. D504765, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.) SAVE AND EXCEPT A CALLED 0.0622 ACRE TRACT OF LAND DESCRIBED IN CF. NO. RP-2020-116349, (O.P.R.H.C.T.), SAID 0.11 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN RP-2021-425958, (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

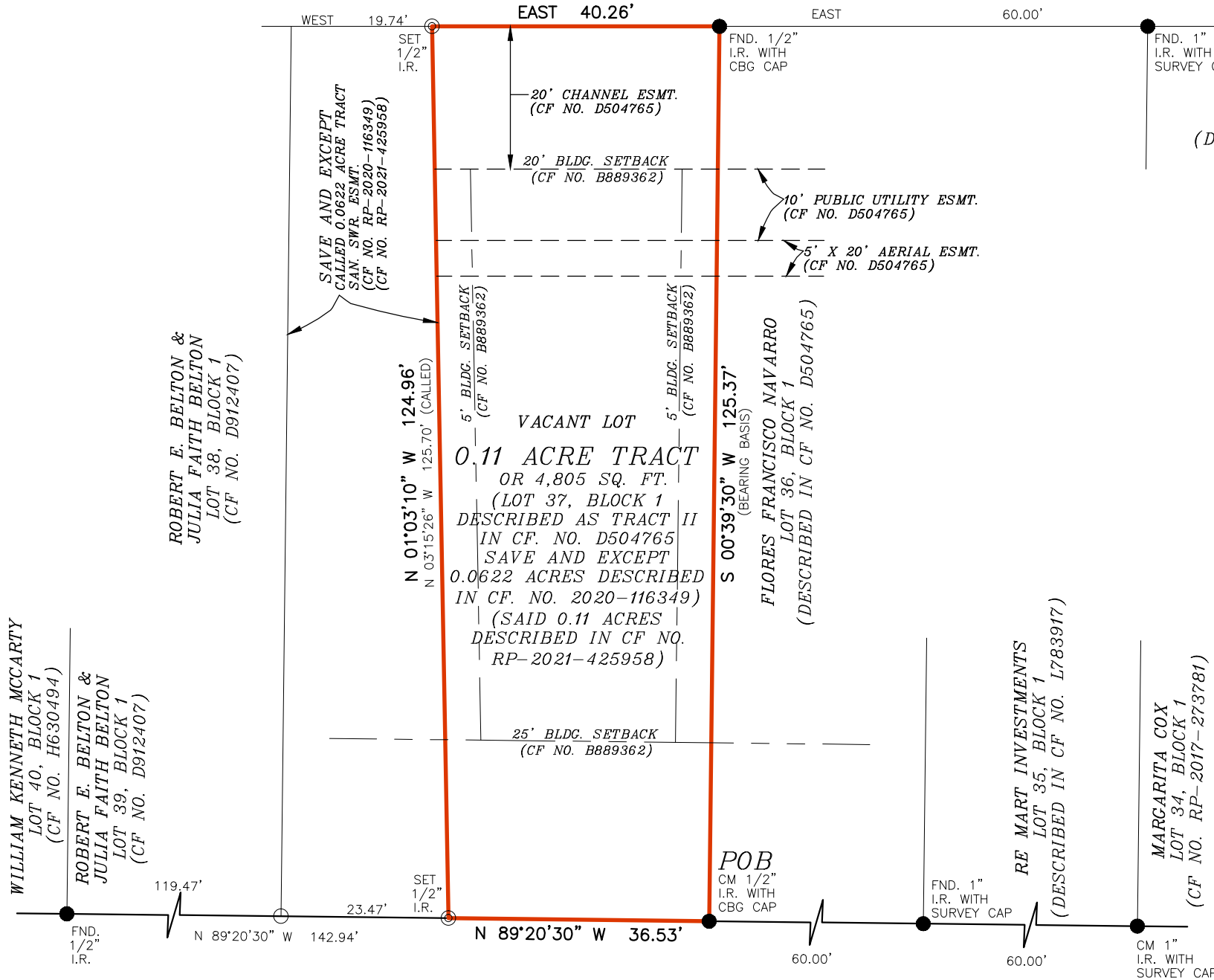
BEGINNING at 1/2" iron rod found with "CBG" cap on the North ROW line of White Oaks Drive (60' ROW) at the Southwest corner of Lot 36, Block 1, of said Paradise Oaks, described as Tract I in said CF. NO. D504765, for the Southeast corner of said Lot 37 and this tract, from which the Southeast corner of said Lot 36, bears S89°20'30"E, a distance of 60.00 feet.

THENCE N89°20'30"W along the North ROW line of White Oaks Drive, a distance of 36.53 feet to a 1/2" iron rod set on said ROW line, same being the South line of said Lot 37, at the Southeast corner of said 0.0622 acre Save and Except tract, for the Southwest corner of this tract, from which a calculated point at the Southwest corner of said Lot 37 and said 0.0622 acre Save and Except tract, bears N89°20'30"W, a distance of 23.47 feet and from which the Southwest corner of Lot 39, Block 1, of said Paradise Oaks, as described in CF. NO. D912407 (O.P.R.H.C.T.), bears N89°20'30"W, a distance of 142.94 feet.

THENCE N01°03'10"W through the interior of said Lot 37, with the East line of said 0.0622 acre Save and Except tract, same being the West line of this tract, a distance of 124.96 feet to a 1/2" iron rod set on the South line of a 1.3310 acre tract described in CF. NO. RP-2016-296460 (O.P.R.H.C.T.), same being the North line of said Lot 37, at the Northeast corner of said 0.0622 acre Save and Except tract, for the Northwest corner of this tract, from which a calculated point at the Northwest corner of said Lot 37 and said 0.0622 acre Save and Except tract, bears WEST, a distance of 19.74 feet.

THENCE EAST along the South line of said 1.3310 acre tract, a distance of 40.26 feet to a 1/2" iron rod found with "CBG" cap on said line, at the Northeast corner of said Lot 37 and this tract, from which the Northeast corner of said Lot 36, bears EAST, a distance of 60.00 feet.

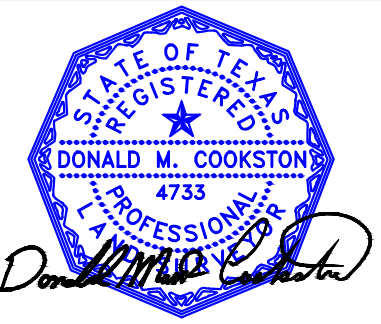
THENCE S00°39'30"W (BEARING BASIS) along the common line of said Lots 36 & 37, a distance of 125.37 feet to the POINT OF BEGINNING of this tract and containing 0.11 acres of land, more or less.



SURVEYOR'S NOTE(S):
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.
NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY AGENTS NATIONAL TITLE INSURANCE GF NO. 22-4787-PL ISSUED ON 08/01/22.
THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **TEXAS EXCEL TITLE, LLC** and 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 0.11 ACRE PARCEL OF LAND** recorded in Clerk's File **RP-2021-425958**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **JAMES H. ISBELL SURVEY, A-474**
Borrower/Owner: **VAN C. MAC AND PHUONG KIM NGUYEN**
Address: **441 WHITE OAKS DR., HUFFMAN, TX 77336** GF No. **22-4787-PL**

LAND TITLE SURVEY			
JOB NO.:	2207035812	NO. REVISION	DATE
DATE:	08/02/22	1	ESMT TEXT 8/11/22
DRAWN BY:	RH/DBT	2	SETBACKS 8/11/22
APPROVED BY:	DMC		



FLOOD INFORMATION
FIRM: 48201C PANEL: 0320 L
REV. DATE: 06/18/2007
ZONE: "SHADED X & AE"
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.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 5, PAGE 57, PLAT RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. B889362, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. D504765, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. RP-2020-116349, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS
PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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EDGE OF PVMT.
WHITE OAKS DRIVE
(60' R.O.W.-PER DEED)