HTC
Homeland Title Company

20819 Highet Place

Being Lot 45, of Albury Manor, an unrecorded subdivision out of the Elizabeth Smith Survey, Abstract No. 70, in Harris County, Texas, and being the same tract of land conveyed to Hassan Zand, by deed recorded in Clerk's File No. T728314, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" set for corner, said corner being the east corner of a tract of land conveyed to Henry J. Reid, Sr. and wife, Dale S. Reid, by deed recorded in Clerk's File No. V743671, Official Public Records of Harris County, Texas, and being in the Northwest line of a tract of land conveyed to D. Keith Harding and wife, Alison Harding, by deed recorded in Clerk's File No. R893075, Official Public Records of Harris County, Texas, from which a 5/8 inch iron rod found for witness bears North 45 degrees 08 minutes 52 seconds West, a distance of 30.00 feet;

THENCE North 45 degrees 08 minutes 52 seconds West, along the Northeast line of said Reid tract, a distance of 298.07 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of a tract of land conveyed to Christopher N. Cecil and Deborah R. Cecil, by deed recorded in Instrument No. RP-2016-347953, Official Public Records of Harris County, Texas, and being in the East corner of a tract of land conveyed to Kevin N. Hargrove and wife Amy L. Hargrove, by deed recorded in Clerk's File No. Y175021, Official Public Records of Harris County, Texas, and being the South corner of a tract of land conveyed to Lonnie Speed, Jr., an unmarried man, by deed recorded in Instrument No. RP-2020-632810, Official Public Records of Harris County, Texas, from which a 5/8 inch iron rod found for witness bears South 46 degrees 12 minutes 42 seconds East, a distance of 8.39 feet;

THENCE North 44 degrees 51 minutes 08 seconds East, along the Southeast line of said Speed tract, a distance of 125.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Robert D. Petty and wife Sharon Petty, by deed recorded in Clerk's File No. Z015917, Official Public Records of Harris County, Texas;

THENCE South 52 degrees 03 minutes 29 seconds East, along the Southwest line of said Petty tract, a distance of 269.71 feet to a 5/8 inch iron rod found for corner, said corner being the point of intersection of said Petty tract;

THENCE South 46 degrees 07 minutes 46 seconds East, along the Southwest line of said Petty tract, a distance of 30.32 feet to a "X" set for corner, said corner being in the Northwest line of a tract of land conveyed to David Marquez and Andrea Marquez, Husband and wife, by deed recorded in Instrument No. RP-2021-196909, Official Public Records of Harris County, Texas, and being in the Northwest line of and being in the Northwest corner of Highet Place (a Public right-of-way);

THENCE South 44 degrees 51 minutes 08 seconds West, along the Northwest line of said Highest Place, a distance of 157.97 feet to the POINT OF BEGINNING and containing 42,595 square feet or 0.98 acres of land.

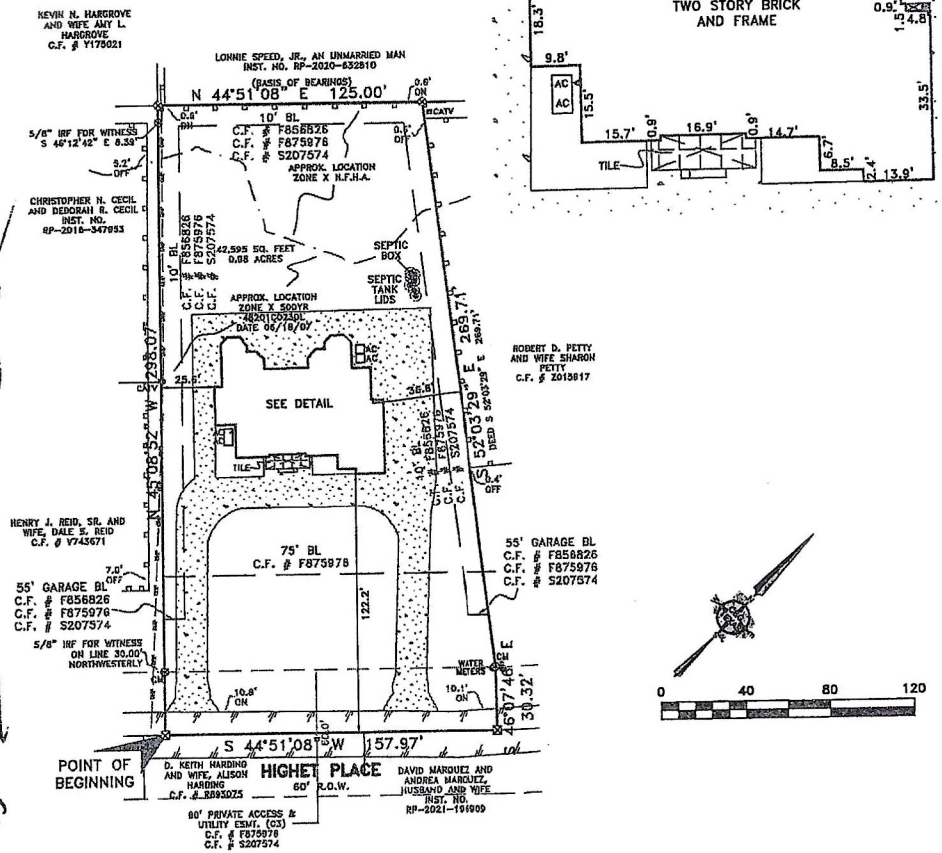
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Vicente R. Cervates and Maria L. Cervantes, Everett Financial Inc and Homeland Title, in connection with the transaction described in G.F. 11-212167LR that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 8th day of July, 2021

Todd Fincher
Registered Professional Land Surveyor No. 5633

STATE OF TEXAS · REGISTERED · TODD FINCHER · 5633 · PROFESSIONAL LAND SURVEYOR



8/23/2021 8/23/2021

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN C.F. # F856826, F875976, G055162, G119563, R274480, S207574, S371188, T787225, U389004, U485335, V501014, W285445, X113489, X203647, Y539543, Y089223, Z205811, Z378579, 20080050023, 20070059584, 20070701419, 20080056385, 20080509819, 20080593416, RP-2017-580893

NOTES:
BEARINGS ARE BASED ON C.F. # T728314. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

CM CONTROLLING MONUMENT
○ 1/2" IRON ROD FOUND
⊗ 1/2" IRON ROD SET
○ 1" IRON PIPE FOUND
□ FENCE POST CORNER
☒ "X" FOUND / SET
⊕ 5/8" ROD FOUND
△ UNDERGROUND ELECTRIC
△ OVERHEAD ELECTRIC
POWER POLE

LEGEND
PE - POOL EQUIPMENT
COLUMN
AC - AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/DIRT ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

NOTE: According to the F.I.R.M. in Map No. 48201C0230L, this property does lie in ZoneX 500_YR and DOES NOT lie within the 100 year flood zone.LOMR 15-06-0921P EFF. 06/29/16 EXCPET AS SHOWN

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	07/08/2021	211404	SEE ABOVE	JCH

METES AND BOUNDS

ELIZABETH SMITH SURVEY, ABSTRACT NO. 7

HARRIS COUNTY, TEXAS

20819 HIGHET PLACE