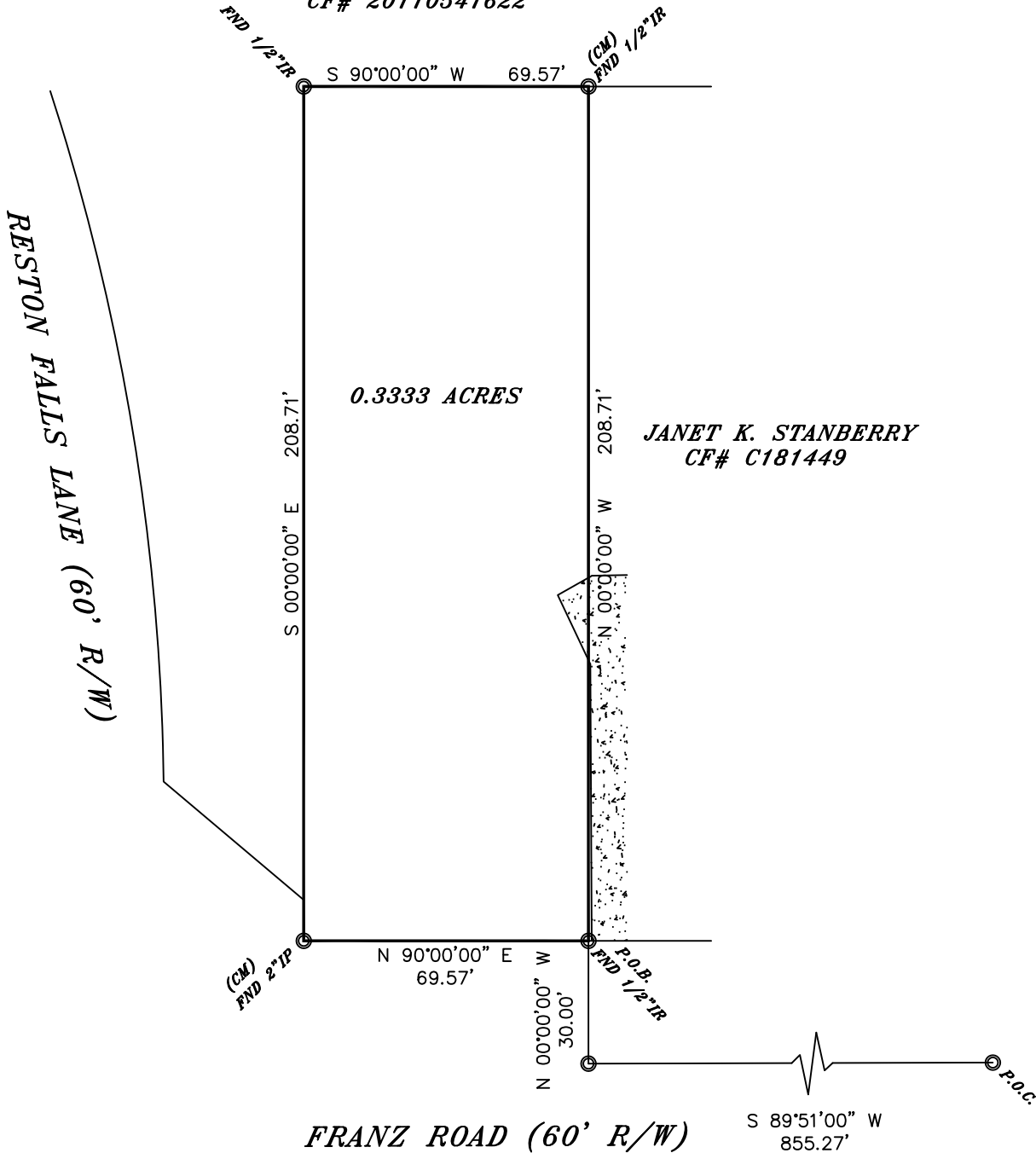


ADDRESS: 6016 FRANZ ROAD, KATY, TX 77493

LEGEND		
IRON ROD	IR	COVERED AREA
UTILITY EASEMENT	U.E.	
BUILDING LINE	B.L.	CONCRETE
AERIAL EASEMENT	A.E.	WOOD
WOOD FENCE	---	
WIRE FENCE	--- ---	
CHAIN LINK FENCE	---X---	
GARAGE BUILDING LINE	G.B.L.	CONTROL MONUMENT
WATER LINE EASEMENT	W.L.E.	(CM)



LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
CF# 20110541622

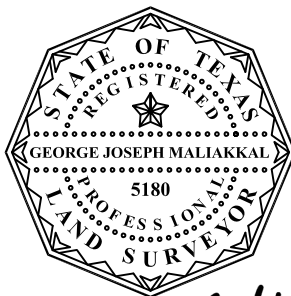


LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND 69.57 FEET WIDE BY 208.71 FEET DEEP, BEING 1/3RD OF AN ACRE OUT OF AND A PART OF THE H. & T. C. RR. CO. SURVEY, SECTION 43, BLOCK 1, ABSTRACT 1711, IN HARRIS COUNTY, TEXAS, PREVIOUSLY CONVEYED TO JANET KAYE STANBERRY ON 8/1/1988 IN A WARRANTY DEED RECORDED UNDER FILE NUMBER L779439 (FILM CODE 123-71-1550) IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS ATTACHED.



ELEVATION EXPRESS LAND SURVEYS
FIRM NO. 10191800
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685



George J. Maliakkal

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER WILLIAMS CUSTOM HOMES, INC.
JOB# 2108047
GF# 112117476
DATE 8/19/2021

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION, IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204, (NAVDS8, 2001 ADJ) GEOID99, UNLESS OTHERWISE NOTED.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY, NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE 'B' OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated 02/18/2009, No. 48473CD375E, the property described lies within "ZONE X" of the 100 yr. Flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

6016 FRANZ RD. KATY, TEXAS 77493

FIELD NOTES

JOB# 2108047

METES & BOUNDS:

Exhibit "A"

A TRACT OR PARCEL OF LAND 69.57 FEET WIDE BY 208.71 FEET DEEP, BEING 1/3RD OF AN ACRE OUT OF AND A PART OF THE H. & T. C. RR. CO. SURVEY, SECTION 43, BLOCK 1, ABSTRACT 1711, IN HARRIS COUNTY, TEXAS, PREVIOUSLY CONVEYED TO JANET KAYE STANBERRY ON 8/1/1988 IN A WARRANTY DEED RECORDED UNDER FILE NUMBER L779439 (FILM CODE 123-71-1550) IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS ATTACHED.

COMMENCING, AT THE SOUTHEAST CORNER OF SECTION #43, IN THE INTERSECTION OF AVENUE "D" AND FRANZ ROAD IN THE CITY OF KATY, HARRIS COUNTY, TEXAS;

THENCE, SOUTH 89°51' WEST, ALONG THE SOUTH LINE OF SAID SECTION #43, BEING THE CENTER LINE OF FRANZ ROAD (60 FEET WIDE AND ALSO KNOWN AS KATY CEMETERY ROAD) AT 447.42 FEET PASS A POINT 30 FEET SOUTH OF THE SOUTHEAST CORNER OF THAT CERTAIN ONE ACRE TRACT CONVEYED TO WARD A. STANBERRY BY DEED RECORDED IN VOLUME 2166, PAGE 677 PF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AT 656.13 FEET PASS A POINT 30 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID ONE ACRE TRACT, AT 785.7 FEET PASS THE SOUTHEAST CORNER OF THE 1/3RD ACRE TRACT CONVEYED TO JANET KAYE STANBERRY BY DEED RECORDED AUGUST 2, 1979, UNDER FILE #G181449 (FILM CODE 135-82-2129) IN THE OFFICE PF THE COUNTY CLERK HARRIS COUNTY, TEXAS, A TOTAL DISTANCE OF 855.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH PARALLEL WITH THE EAST LINE OF SECTION #43, A DISTANCE OF 30.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE, NORTH PARALLEL TO THE EAST LINE OF SECTION #43, A DISTANCE OF 208.71 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WEST PARALLEL TO THE SOUTH LINE OF SECTION #43, A DISTANCE OF 69.57 FEET TO A ½ INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH PARALLEL WITH THE EAST LINE OF THIS TRACT, A DISTANCE OF 208.71 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTH LINE OF FRANZ ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, EAST ALONG THE NORTH LINE OF FRANZ ROAD 69.57 FEET TO THE PLACE OF BEGINNING.



George J. Maliakkal

DATE: 8-19-2021
George Joseph Maliakkal
R.P.L.S. 5180
Elevation Express Land Surveys
Firm #10191800

