

0.28 ACRES
 (A.K.A. TRACT 132 P)
 (CF NO. G021238)
 12,000 SQ. FT. TRACT

JPL VENTURES SOUTH CHERRY LLC
 7.2715 ACRES TRACT
 (A.K.A. LOT 133)
 (CF NO. RP-2020-14935)

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - OVERHEAD ELECTRIC
 - FOUND IRON ROD
 - FOUND METAL PIPE
 - FENCE POST
 - GAS METER
 - CONTROL MONUMENT

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.

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 FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FTH-07-FAH23006436L ISSUED ON 08/22/23.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THERE EXIST AN UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOLUME 1321, PAGE 123, REAL PROPERTY, HARRIS COUNTY, TEXAS.

BEING A 0.28 ACRE TRACT OF LAND BEING A PORTION OF OUTLOT 132, TOMBALL TOWNSITE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 65, MAP RECORDS, HARRIS COUNTY, TEXAS, SAID 0.28 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN CF. NO. G021238, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at 5/8" iron rod found on the Southeast ROW line of Southmore Street (60' ROW), at the West corner of a tract described in CF. NO. RP-2016-261185, (O.P.R.H.C.T.), for the North corner of this tract.

THENCE S28°12'42"E, along the common line of said tract described in CF. NO. RP-2016-261185 and this tract, a distance of 120.00 feet to a calculated point on the common line of said Outlot 132 and Outlot 133, of said Tomball Townsite, at the South corner of said tract described in CF. NO. RP-2016-261185, for the East corner of this tract, from which a fence post found for reference bears S00°33'22"E, a distance of 0.48 feet.

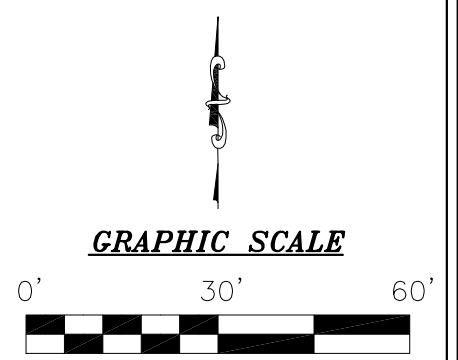
THENCE S61°41'18"W, along the common line of said Outlots 132 & 133, a distance of 100.00 feet to a fence post found on said common line at the East corner of a tract described in CF. NO. 20120451718, (O.P.R.H.C.T.), for the South corner of this tract.

THENCE N28°12'42"W, along the common line of said tract described in CF. NO. 20120451718 and this tract, a distance of 120.00 feet to a 1" metal pipe found on the Southeast ROW line of Southmore Street, at the North corner of said tract described in CF. NO. 20120451718, for the West corner of this tract.

THENCE N61°41'18"E, along the Southeast ROW line of Southmore Street, a distance of 100.00 feet to the POINT OF BEGINNING of this tract and containing 0.28 acres of land, more or less.

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0230 L
 REV. DATE: 06/18/2007
 ZONE: "X"

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.



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIDELITY NATIONAL TITLE AGENCY, INC.** and **FR & B PROPERTIES CORP.** 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 0.28 ACRE PARCEL OF LAND** recorded in Clerk's File **G021238**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **WILLIAM HURD SURVEY, A-371**
 Borrower/Owner: **FR & B PROPERTIES CORP.**
 Address: **209 SOUTHMORE ST., TOMBALL, TX 77375** GF No. **FTH-07-FAH23006436L**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 2, PAGE 65, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 4136, PAGE 419, DEED RECORDS, HARRIS COUNTY, TEXAS VOLUME 4205, PAGE 61, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2308040938	NO.	REVISION	DATE
DATE:	08/24/23			
DRAWN BY:	LN/RD			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 4733
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