

CALLED 4.00 ACRES
 CLAUDE G. ERWIN AND JUANITA ERWIN
 H.C.C.F. NO(S) B 920122, D.R.H.C., TX

PALACE CROSSING
 FILM CODE #625213, M.R.H.C., TX

(CALLED N 79°35'00" E)
 N 76°34'54" E 253.26'

FND. 5/8" CAPPED I.R. AT
 S 76°34'54" W - 0.75'

FND. 5/8" CAPPED IRON ROD

WOOD BARN

1" = 50'

LEGEND

- R.P.R.H.C. = REAL PROPERTY RECORDS OF HARRIS COUNTY
- M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
- H.C.C.F. NO.(S) = HARRIS COUNTY CLERK'S FILE NUMBER'S
- VOL. = VOLUME
- PG. = PAGE
- [Hatched Box] = COVERED
- [Stippled Box] = CONCRETE
- [Circle with dot] = CHAIN LINK FENCE
- [Square with dot] = IRON FENCE
- [Line with cross-tick] = PIPELINE WARNING SIGN

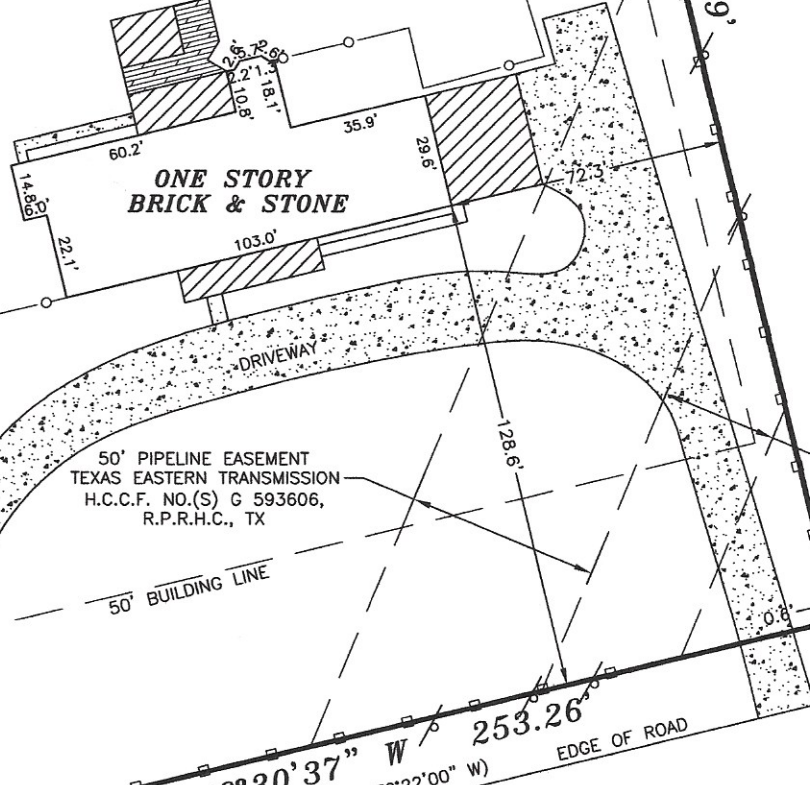
2.506 ACRES

(CALLED 2.50 ACRES)
 H.C.C.F. NO.(S) F 854371, R.P.R.H.C., TX

CALLLED 2.00 ACRES QUINARES
 MARTIN QUARES AND MARICRIZ QUARES
 H.C.C.F. NO.(S) Z 223363, R.P.R.H.C., TX

BAYTOWN STORAGE FACILITY
 FILM CODE #827161, M.R.H.C., TX

(CALLED N 13°29'23" W)
 N 13°29'23" W 431.21'



30' PIPELINE EASEMENT
 TEXAS NATURAL GASOLINE CORP
 VOL. 2941, PG. 634, D.R.H.C., TX
 H.C.C.F. NO.(S) 20120108627,
 R.P.R.H.C., TX

FND. 1/2" CAPPED I.R. AT
 N 50°07'21" W - 0.34'

SHARON LANE
 (60' R.O.W.)

60' H.L. & P. EASEMENT PER VOL. 5926, PG. 405 (C090292), D.R.H.C., TX

NOTES:

1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY AND HAS RELIED UPON A TITLE COMMITMENT FROM ALAMO TITLE, GF#ATCH20094823.
2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
3. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER VOL. 6144, PG. 53 (C198881) AND VOL. 6946, PG. 499 (C586463), D.R.H.C., TX.
5. 50' FRONT AND 10' SIDE BUILDING LINE PER VOL. 6144, PG. 53 (C198881), D.R.H.C., TX.

NOTES (CONTINUED):

6. TEXAS EASTERN TRANSMISSION EASEMENT PER H.C.C.F. NO.(S) E 4431935, R.P.R.H.C.,TX IS NOT LOCATABLE DUE TO INADEQUATE DESCRIPTION.
7. HOUSTON PIPELINE CO. EASEMENT PER VOL. 2219, PG. 584 AND VOL. 3316, PG. 312, D.R.H.C., TX AND PARTIALLY RELEASED PER H.C.C.F. NO.(S) E 023126, R.P.R.H.C.,TX ARE NOT LOCATABLE DUE TO INADEQUATE DESCRIPTION.
8. APPARENT OR VISIBLE PIPELINES CROSSING THIS PROPERTY ARE AS SHOWN.
9. THE MONUMENTS FOUND AND THE CALLED BEARING OF THE EAST LINE OF BAYTOWN STORAGE FACILITY ACCORDING TO THE MAP RECORDED IN FILM CODE# 627161, M.R.H.C., TX WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.



P.O. Box 1974
 Mont Belvieu, TX 77580
 (Office) 281 385-2087 (Fax) 281 385-5792
 Firm No. 10052400 JOB NO. 220029

| | | | |
|-------------------|------------------------|--------------|--|
| LOT: 2.506 AC. ** | BLOCK: 19 | SECTION: | SUBDIVISION: HIGHLAND FARMS |
| RECORDATION: ** | COUNTY: HARRIS | STATE: TEXAS | SURVEY: GEORGE C. DAVIS SURVEY ABSTRACT 1472 |
| LENDER: | TITLE CO.: ALAMO TITLE | GF NO.: | ATCH20094823 |

PURCHASER: ARTURO VILLEGAS
 ADDRESS: 706 SHARON LANE, BAYTOWN, TEXAS 77521

FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480281 0765M dated 01/06/2017.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

| FIELD WORK | NO. | DESCRIPTION | DATE | SUBMITTALS |
|--------------|-----|-------------|------|------------|
| 2/ 27/ 20-CW | | | | |
| DRAFTED BY | | | | |
| 2/ 27/ 20-HH | | | | |
| CHECKED BY | | | | |
| 2/ 28/ 20-MR | | | | |
| KEY MAP NO. | | | | |
| 461 X | | | | |

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 2.506 ACRES (CALLED 2.50 ACRES) SITUATED IN THE GEORGE C. DAVIS SURVEY, ABSTRACT 1472, HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF BLOCK 19, HIGHLAND FARMS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO M. DAVID BOOTHE AND BETTY JOE BOOTHE RECORDED BY DEED IN HARRIS COUNTY CLERK'S FILE NO.(S) F 854371 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. SAID 2.506 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS

“ EXHIBIT A “

FIELD NOTES OF A TRACT OF LAND CONTAINING 2.506 ACRES (CALLED 2.50 ACRES) SITUATED IN THE GEORGE C. DAVIS SURVEY, ABSTRACT 1472, HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF BLOCK 19, HIGHLAND FARMS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO M. DAVID BOOTHE AND BETTY JOE BOOTHE RECORDED BY DEED IN HARRIS COUNTY CLERK'S FILE NO.(S) F 854371 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. SAID 2.506 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING OF THE EAST LINE OF BAYTOWN STORAGE FACILITY, A SUBDIVISION IN SAID COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE# 627161 OF THE MAP RECORDS OF SAID COUNTY WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a 5/8” capped iron rod, found, in the north right-of-way line of Sharon Lane (60 foot right-of-way), the southeast corner of said Baytown Storage Facility and for the **southwest corner** of the herein described tract, from which a 5/8” capped iron rod, found, bears S 76°30’37” W, a distance of 201.83 feet;

THENCE, N 13°29’23” W (called N 10°38’00” W), along the east line of said Baytown Storage Facility, a distance of 431.21 feet to a 5/8” capped iron rod, found, being an interior corner in the east line of said Baytown Storage Facility and for the **northwest corner** of the herein described tract;


THENCE, N 76°34’54” E (called N 79°35’00” E), along an exterior line of said Baytown Storage Facility together with the south line of Palace Crossing, a subdivision in said county according to the map or plat thereof recorded in Film Code# 625213 of the map records of said county and the south line of a called 4.00 acre tract of land conveyed to Claude G. Erwin and Juanita Erwin recorded by deed in Harris County Clerk’s File No.(s) B 920122 of the Deed Records of said county, a distance of 253.26 feet to a point being the northwest corner of a called 2.00 acre tract of land conveyed to Martin Olivares and Maricruz Olivares recorded by deed in Harris County Clerk’s File No.(s) Z 223363 of the Real Property Records of said county and for the **northeast corner** of the herein described tract, from which a 5/8” capped iron rod, found, bears S 76°34’54” W, a distance of 0.75 feet;

THENCE, S 13°29’23” E, along the west line of said 2.00 acres, a distance of 430.89 feet (called S 10°38’00” E – 430.83’) to a point in the north right-of-way line of said Sharon Lane, the southwest corner of said 2.00 acres and for the **southeast corner** of the herein described tract, from which a 1/2” capped iron rod, found, bears N 50°07’21” W, a distance of 0.34 feet;

THENCE, S 76°30’37” W (called S 79°22’00” W), along the north right-of-way line of said Sharon Lane, a distance of 253.26 feet to the **“Point of Beginning”** and containing 2.506 acres of land, more or less.

Surveyed: February 27, 2020

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.


Mike H. Rubaiy
R.P.L.S. No. 2907

Job No. 220029
Date: 02-27-2020
hh

