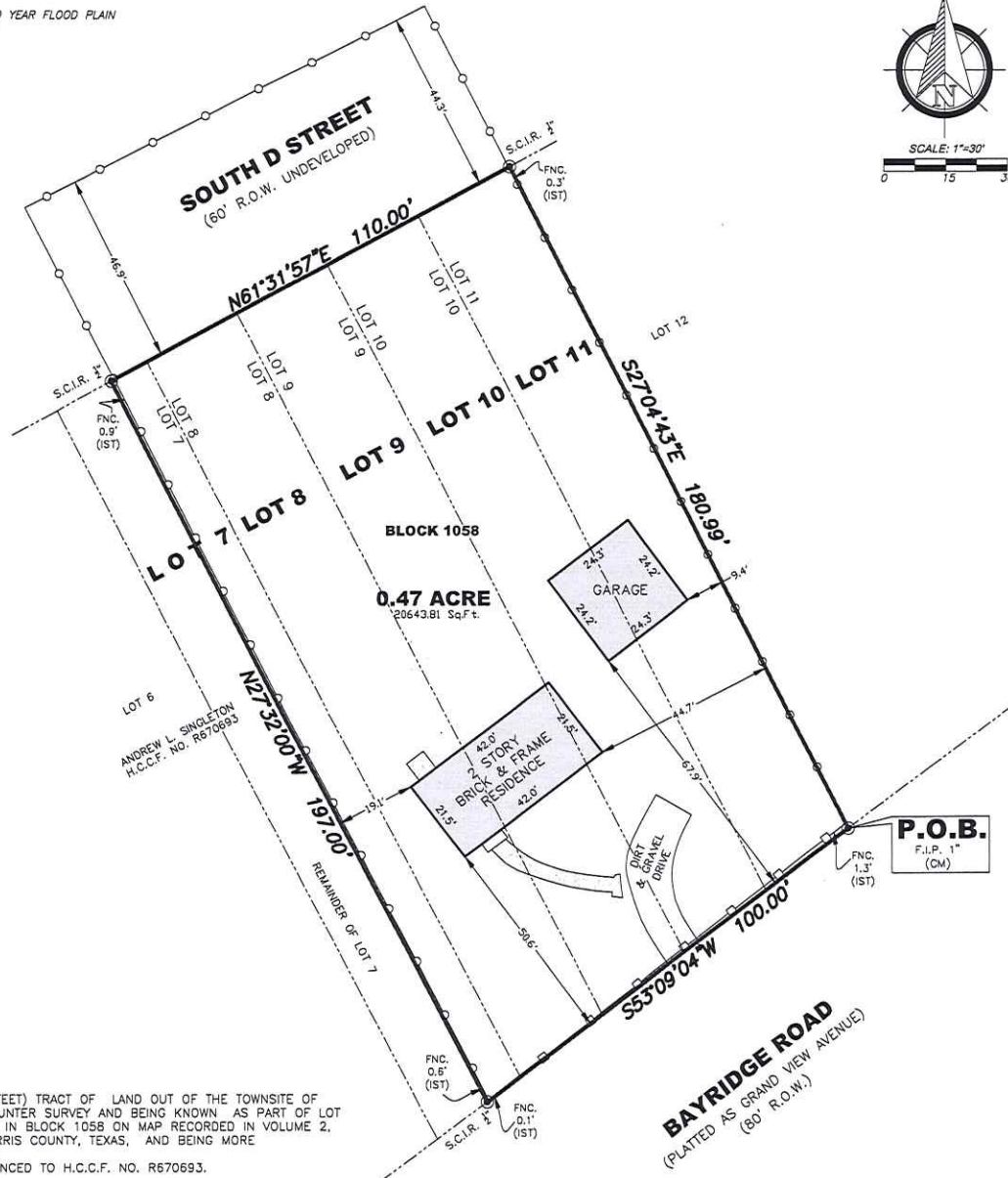
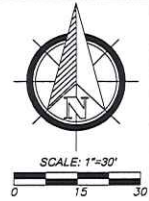


FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0865M
 MAP REVISION: 01/08/2017
 ZONE: X AND X-SHADD
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



LEGAL DESCRIPTION:

BEING A 0.47 ACRE (20,644 SQUARE FEET) TRACT OF LAND OUT OF THE TOWNSITE OF LAPORTE, LOCATED IN THE JOHNSON HUNTER SURVEY AND BEING KNOWN AS PART OF LOT 7 AND ALL OF LOTS 8, 9, 10, AND 11, IN BLOCK 1058 ON MAP RECORDED IN VOLUME 2, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEARINGS SHOWN HEREON ARE REFERENCED TO H.C.C.F. NO. R670693.

BEGINNING AT A FOUND 1 INCH IRON PIPE FOR THE SOUTHWEST CORNER OF LOT 12 AND THE SOUTHEAST CORNER OF LOT 11 ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 53°09'04" WEST, ALONG THE SOUTH LINE OF LOTS 7, 8, 9, 10 & 11 AND THE NORTH RIGH-OF-WAY LINE OF BAYRIDGE ROAD (80' RIGHT-OF-WAY) A DISTANCE OF 100.00 FEET PASSING THE COMMON LOT LINE OF LOTS 7 AND 8 A TOTAL DISTANCE OF 110.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 27°32'00" WEST, DEPARTING SAID NORTH RIGH-OF-WAY LINE OF BAYRIDGE ROAD AND PARALLEL TO THE WESTERLY LINE OF SAID LOT 8, AND 10 FEET DISTANCE THEREFROM, A DISTANCE OF 197.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61°31'57" EAST, ALONG THE NORTH LINE OF SAID LOTS 7, 8, 9, 10 & 11, A DISTANCE OF 110.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET MARKING THE NORTHWEST CORNER OF LOT 12, THE NORTHEAST CORNER OF LOT 11 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 27°04'43" EAST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 180.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.47 ACRE (20,644 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

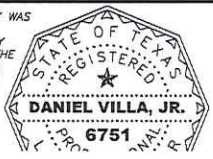
- BEARINGS SHOWN HEREON ARE REFERENCED TO H.C.C.F. NO. R670693 AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, G.F. NO. 2188636, EFFECTIVE DATE OF POLICY NOVEMBER 23, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
- LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
- SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.

Kandy Kay Hon

LEGEND:

<p>ITEMS THAT MAY APPEAR ON THIS SURVEY</p> <p>A.E.=AERIAL EASEMENT B.L.=BUILDING LINE BRS.=BEARS C.I.R.=CAPPED IRON ROD C.M.=CONTROL MONUMENT D.E.=DRAINAGE EASEMENT</p>	<p>F.NC.=FENCE F.C.I.R.=FOUND CAPPED IRON ROD F.I.P.=FOUND IRON PIPE F.I.R.=FOUND IRON ROD GM=GAS METER G.B.L.=GARAGE BUILDING LINE IST=INSIDE SUBJECT TRACT</p>	<p>OST=OUTSIDE SUBJECT TRACT P.R.=PLAT RECORDS P.O.B.=POINT OF BEGINNING U.E.=UTILITY EASEMENT U.T.S.=UNABLE TO SET R.O.W.=RIGHT-OF-WAY S.C.I.R.=SET CAPPED IRON ROD</p>	<p>S.S.E.=SANITARY SEWER EASEMENT W.L.E.=WATER LINE EASEMENT</p>	<p>WOOD FENCE CHAIN LINK FENCE WRUGHT IRON FENCE BARBED WIRE FENCE SUBJECT TRACT</p>	<p>CONCRETE PAVEMENT COVERED AREA</p>
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



DVJ
 CIVIL ENGINEERING &
 LAND SURVEYING
 TX ENGINEERING FIRM NO. F-22322

BOUNDARY SURVEY
 OF BEING A TRACT OF LAND OUT OF THE TOWNSITE OF LAPORTE, LOCATED IN THE JOHNSON HUNTER SURVEY AND BEING KNOWN AS LOTS 8, 9 AND 10 AND PART OF LOT 7 AND LOT 11, IN BLOCK 1058 ON MAP RECORDED IN VOLUME 2, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 (SEE METES AND BOUNDS)
 ADDRESS: 414 BAYRIDGE ROAD, MORGANS POINT, TEXAS 77571



8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 832.518.9910
 TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609

METES AND BOUNDS

BEING A 0.47 ACRE (20,643.81 SQUARE FEET) TRACT OF LAND OUT OF THE TOWNSITE OF LAPORTE, LOCATED IN THE JOHNSON HUNTER SURVEY AND BEING KNOWN AS PART OF LOT 7 AND ALL OF LOTS 8, 9, 10, AND 11, IN BLOCK 1058 ON MAP RECORDED IN VOLUME 2, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 61°31'57" EAST, ALONG THE NORTH LINE OF SAID LOTS 7, 8, 9, 10 & 11, A DISTANCE OF 110.00 FEET TO A ½ INCH CAPPED IRON ROD SET MARKING THE NORTHWEST CORNER OF LOT 12, THE NORTHEAST CORNER OF LOT 11 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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 DANIEL VILLA, JR.
 REGISTRATION NO. 6751

