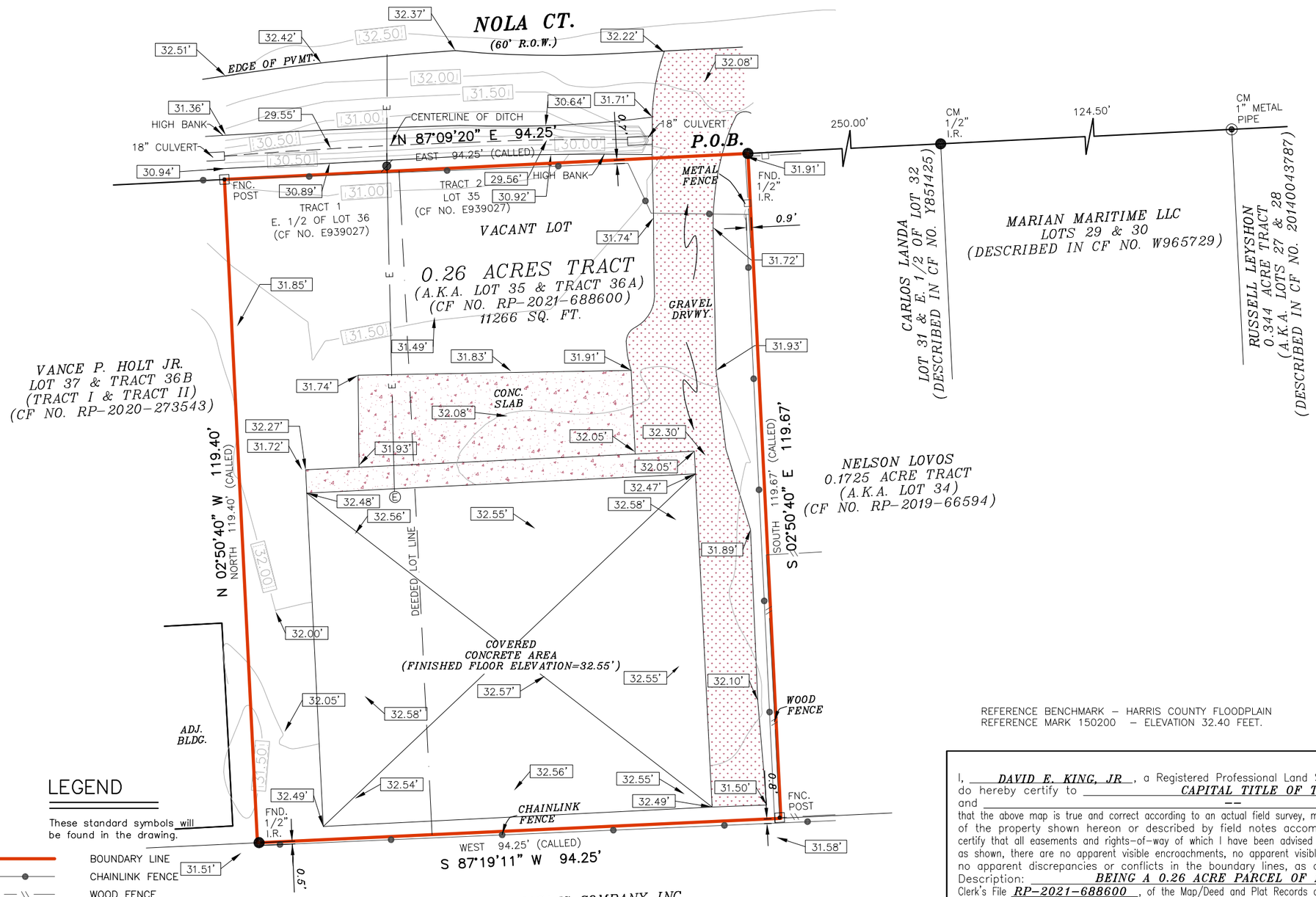
DocuSign Envelope ID: E6B33F4D-6E20-4A53-B5F1-BA00C289DE2F



METES AND BOUNDS
0.26 ACRE PARCEL
LOCATED IN THE
REELS & TROBOUGH SURVEY,
ABSTRACT 59,
HARRIS COUNTY, TEXAS

Being a 0.26 acre parcel of land situated in the Reels & Trobough Survey, Abstract 59, Harris County, Texas, and consisting of all of Lot 35 and the east half of Lot 36 of Magnolia Manor Subdivision (unrecorded), and being the same property as described in deed recorded in Harris County Clerks File E939027 and RP-2021-688600, with the basis of bearings being Texas State Plane South Central Zone NAD 83, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap in the southern right of way of Nola Court (60' R.O.W.) for the northwest corner of Lot 34 as described in H.C.C.F. RP-2019-66594, and marking the northeast corner of the herein described parcel;

THENCE, South 02° 50' 40" East, a distance of 119.67 feet along the western line of Lot 34 to a Fence Post found in the northern line of the called 5.669 acres as described in H.C.C.F. W852856 for the southwest corner of Lot 34, and marking the southeast corner of the herein described parcel;

THENCE, South 87° 19' 11" West, a distance of 94.25 feet along the northern line of the called 5.669 acres to a 1/2" iron rod set with plastic cap for the southeast corner of Lot 37 & Tract 36B as described in H.C.C.F. RP-2020-273543, and marking the southwest corner of the herein described parcel;

THENCE, North 02° 50' 40" West, a distance of 119.40 feet along the eastern line of Tract 36B to a Fence Post found in the southern right of way of Nola Court for the northeast corner of Tract 36B, and marking the northwest corner of the herein described parcel;

THENCE, North 87° 09' 20" East, a distance of 94.25 feet along the southern right of way of Nola Court back to the **POINT OF BEGINNING** and containing 0.26 acres of land.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- METAL FENCE
- OVERHEAD ELECTRIC
- DEEDED LOT LINE
- CONTOUR LINES
- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND METAL PIPE
- FENCE POST
- ELECTRIC METER
- POWER POLE
- CM CONTROL MONUMENT
- XX.XX' ELEVATION

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 FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 22-674740-EH ISSUED ON 04/27/22.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0715 M
REV. DATE: 01/06/2017
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.

REFERENCE BENCHMARK – HARRIS COUNTY FLOODPLAIN
REFERENCE MARK 150200 – ELEVATION 32.40 FEET.

GRAPHIC SCALE
0' 20' 40'

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE OF TEXAS, LLC and --
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 0.26 ACRE PARCEL OF LAND recorded in Clerk's File RP-2021-688600, of the Map/Deed and Plat Records of HARRIS County, Texas.
located in the PAT REELS & JOHN TROBOUGH SURVEY, A-59
Borrower/Owner: PABLO AGUILAR
Address: 12226 NOLA CT., HOUSTON, TX 77013 GF No. 22-674740-EH

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

TOPOGRAPHY SURVEY

JOB NO.:	2208036163	NO.	REVISION	DATE
DATE:	05/06/22	01.	REVISED BOUNDARY PER GPS POINTS & UPDATED SURVEY	08/18/22
DRAWN BY:	IK	02.	UPDATED SURVEY	01/13/23
APPROVED BY:	DEK	(REFER JOB NO. 2205034110)		

STATE OF TEXAS REGISTERED DAVID E. KING, JR. 6272 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
DAVID E KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.