

PROPERTY DESCRIPTION:

BEING A 3.584 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GFF TEXAS HOLDINGS, LLC, AS RECORDED IN INSTRUMENT NO. RP-2023-230053, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID GFF TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ARTHUR LEE WOODS AND WIFE, BONITA WOODS, AS RECORDED IN INSTRUMENT NO. L960889, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING SOUTH 44° 52' 57" WEST, A DISTANCE OF 1.00 FOOT FROM THE EAST CORNER OF SAID WOODS TRACT;

THENCE SOTUH 45° 09' 12" EAST, A DISTANCE OF 299.39 FEET ALONG THE NORTHEAST LINE OF SAID GFF TRACT TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID GFF TRACT, SAID IRON ROD BEING ON THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KENNETH WAYNE CASTLEBURY AND WIFE, CECILA MARIE CASTLEBURY, AS RECORDED IN INSTRUMENT NO. U234752, SAID OFFICIAL PUBLIC RECORDS, BEING SOUTH 44° 52' 57" WEST, A DISTANCE OF 1.00 FOOT FROM THE NORTH CORNER OF SAID CASTLEBURY TRACT;

THENCE SOUTH 44° 52' 57" WEST, A DISTANCE OF 522.07 FEET ALONG THE COMMON LINE OF SAID GFF AND CASTLEBURY TRACTS TO THE SOUTH CORNER OF SAID GFF TRACT, BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RICHARD HAROLD GEORGE AND CHRISTOPHER GEORGE, AS RECORDED IN INSTRUMENT NO. RP-2020-259538, SAID OFFICIAL PUBLIC RECORDS, BEING IN GLENWILLOW DRIVE;

THENCE NORTH 44° 56' 09" WEST ALONG THE COMMON LINE OF SAID GFF AND GEORGE TRACTS, PASSING THE NORTH CORNER OF SAID GEORGE TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELEUSIPO J. LABRADA AND WIFE, ROBIN A. LABRADA, AS RECORDED IN INSTRUMENT NO. P787666, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 199.96 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GFF AND LABRADA TRACTS AND ALONG SAID GLENWILLOW DRIVE A TOTAL DISTANCE OF 299.39 FEET TO THE WEST CORNER OF SAID GFF TRACT AND THE SOUTH CORNER OF SAID WOODS TRACT;

THENCE NORTH 44° 52' 57" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 29.02 FEET AND CONTINUING A TOTAL DISTANCE OF 520.93 FEET ALONG THE COMMON LINE OF SAID GFF AND WOODS TRACTS TO THE POINT OF BEGINNING AND CONTAINING 156,132 SQUARE FEET OR 3.584 ACRES OF LAND.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
 (10)-AGREEMENT, C.C. FILE NO. J416521, O.P.R.H.C.T.
THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10a, 10b, 10c)-EASEMENT, C.C. FILE NO. L428823, O.P.R.H.C.T.

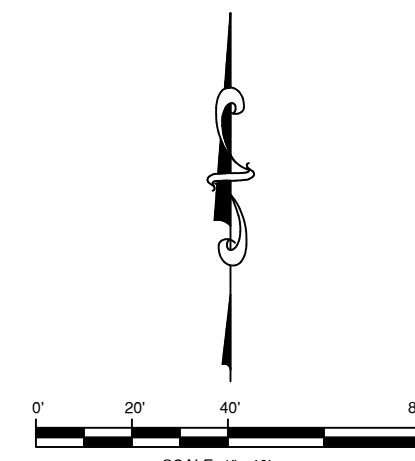
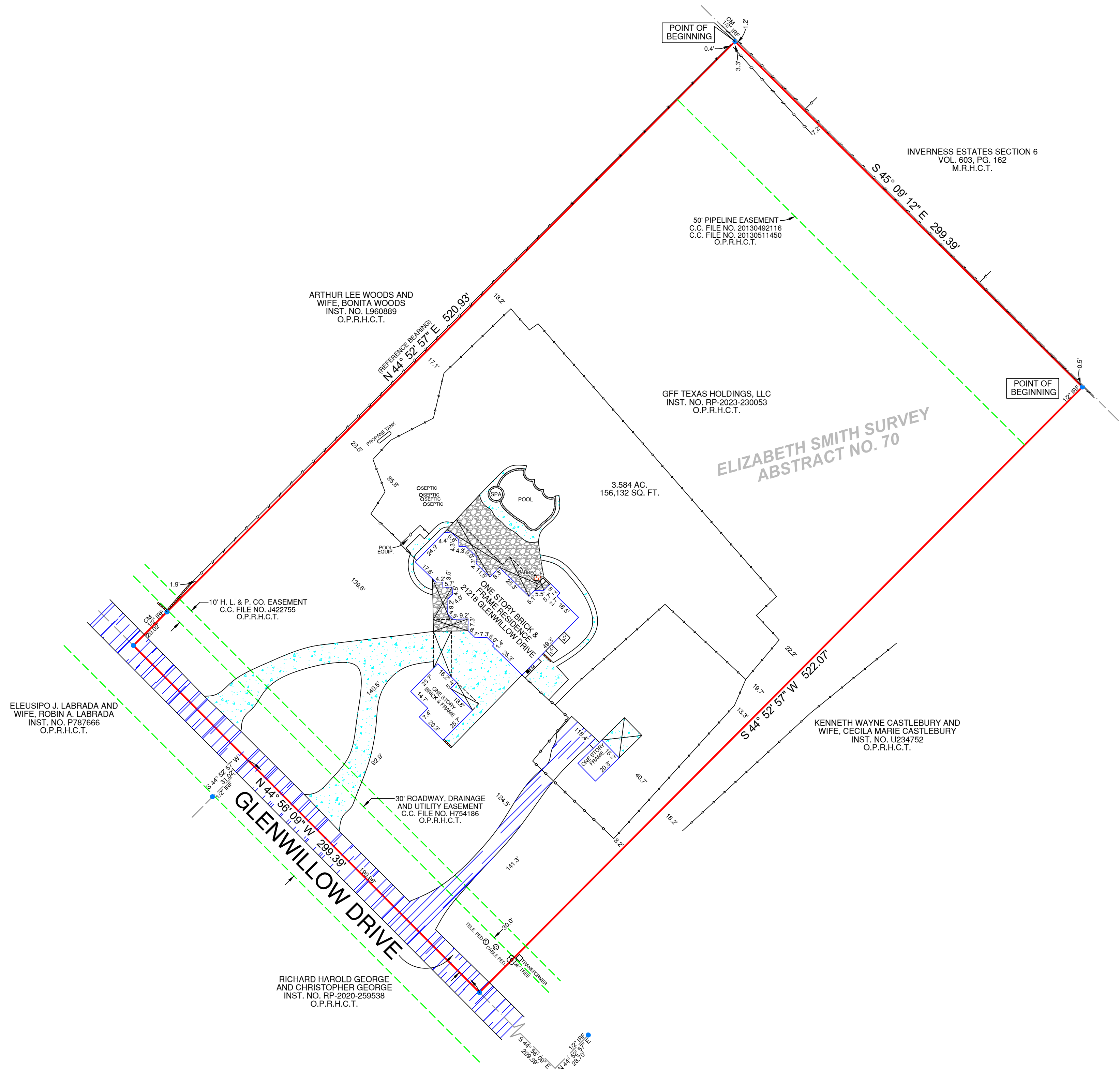
FEMA NOTE

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48021C020 L, DATED JUNE 18, 2007.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



21218 GLENWILLOW DRIVE CITY OF TOMBALL HARRIS COUNTY, TEXAS	
GF#: 23-773593-HC	
BORROWER: BRIAN CUSHING	
TITLE CO.: CAPITAL TITLE	
PREMIER JOB #: 23-10219	
TECH: MSP	DATE: 12/27/23
FIELD: RT	FIELD DATE: 12/20/23



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM - CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOLIND
	IPF = IRON PIPE FOLIND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST

Capital Title
A Shaddock Company

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

DAVID APPLE
5932
Registered Professional Land Surveyor