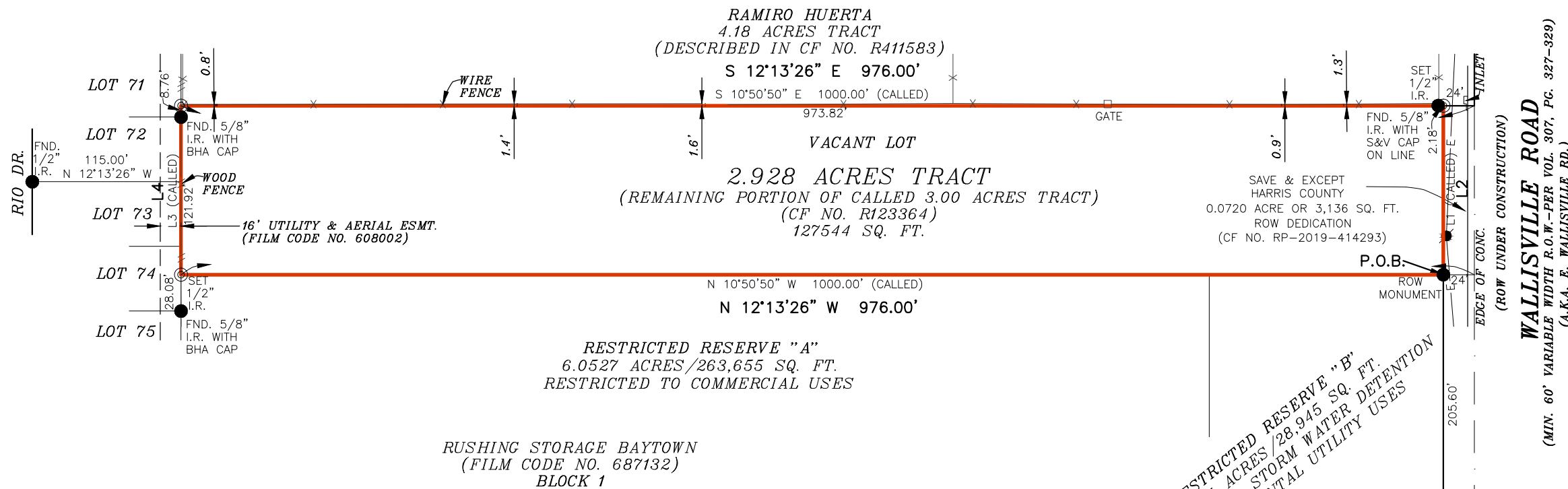


HIGHLANDS RANCH SUBDIVISION
(FILM CODE NO. 608002)



LINE	BEARING	DISTANCE
L1	S 79°09'10" W	130.68'
L2	S 77°46'34" W	130.68'
L3	N 79°09'10" E	130.68'
L4	N 77°46'34" E	130.68'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD
- FOUND IRON ROD
- POWER POLE
- CONTROL MONUMENT

GRAPHIC SCALE



2.928 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 2.928 ACRE TRACT OF LAND OUT OF LOT FIFTEEN (15) OF THE SUBDIVISION OF THE GEORGE ELLIS LEAGUE, A-21, HARRIS COUNTY, TEXAS, A SUBDIVISION RECORDED IN VOL. 72, PG. 459, DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING A CALLED 3.00 ACRE TRACT CONVEYED TO MOHINDER SINGH IN CF. NO. R123364, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.), SAVE & EXCEPT A CALLED 0.0720 ACRE TRACT CONVEYED TO HARRIS COUNTY FOR ADDITIONAL ROW PURPOSES IN CF. NO. RP-2019-414293, (O.P.R.H.C.T.), THE SAID 2.928 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a ROW monument on the New North ROW line of Wallisville Road (Variable Width ROW), at the Southeast corner of Restricted Reserve "B", Rushing Storage Baytown, a subdivision recorded in Film Code No. 687132, Map Records, Harris County, Texas, (M.R.H.C.T.), at the Northwest corner of said Save & Except tract, for the Southwest corner of this tract.

THENCE N12°13'26"W, along the West line of this tract, passing the East common corner of said Restricted Reserve "B", and Restricted Reserve "A", of said Rushing Storage Baytown, a total distance of 976.00 feet to a 1/2" iron rod set on the South line of Lot 74, Highlands Ranch Subdivision, a subdivision recorded in Film Code No. 608002, (M.R.H.C.T.), at the Northeast corner of said Restricted Reserve "A", for the Northwest corner of this tract.

THENCE N77°46'34"E, along the South line of said Highlands Ranch Subdivision, passing at a distance of 121.92 feet, a 1/2" iron rod found at the South common corner of Lots 72 & 71, of said Highlands Ranch Subdivision, a total distance of 130.68 feet to a 1/2" iron rod set on the South line of said Lot 71, at the Northwest corner of a 4.18 acre tract conveyed to Ramiro Huerta and described in CF. NO. 411583, (O.P.R.H.C.T.), for the Northeast corner of this tract.

THENCE S12°13'26"E, along the common line of said 4.18 acre tract and this tract, passing at a distance of 973.82 feet, a 5/8" iron rod found, for a total distance of 976.00 feet to a 1/2" iron rod set on the New North ROW line of Wallisville Road, at the Northeast corner of said Save & Except tract, for the Southeast corner of this tract.

THENCE S77°46'34"W, through the interior of said called 3.00 acre tract, along the New North ROW line of Wallisville Road, same being the North line of said Save & Except tract, a distance of 130.68 feet to the **POINT OF BEGINNING** of this tract and containing 2.928 acres of land, more or less.

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.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3055924-01189 ISSUED ON 05/14/24.

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

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0755 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.

RESTRICTED RESERVE "B"
0.6645 ACRES/28,945 SQ. FT.
RESTRICTED TO STORM WATER DETENTION AND INCIDENTAL UTILITY USES

CATHY FOSTER & KENNETH FOSTER
3.00 ACRES TRACT
(CF NO. RP-2018-107451)

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **AMERICAN TITLE COMPANY** 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 2.928 ACRES PARCEL OF LAND** recorded in Clerk's File **R123364**, of the Map/Deed and Plat Records of **HARRIS** County, Texas.
located in the **GEORGE ELLIS LEAGUE, A-21**
Borrower/Owner: **DAVID SHEN**
Address: **0 E. WALLISVILLE RD., BAYTOWN, TX 77521** GF No. **3055924-01189**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. R123364, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"BOUNDARY" SURVEY

JOB NO.:	2405044012	NO.	REVISION	DATE
DATE:	05/23/24			
DRAWN BY:	SL/UB			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209