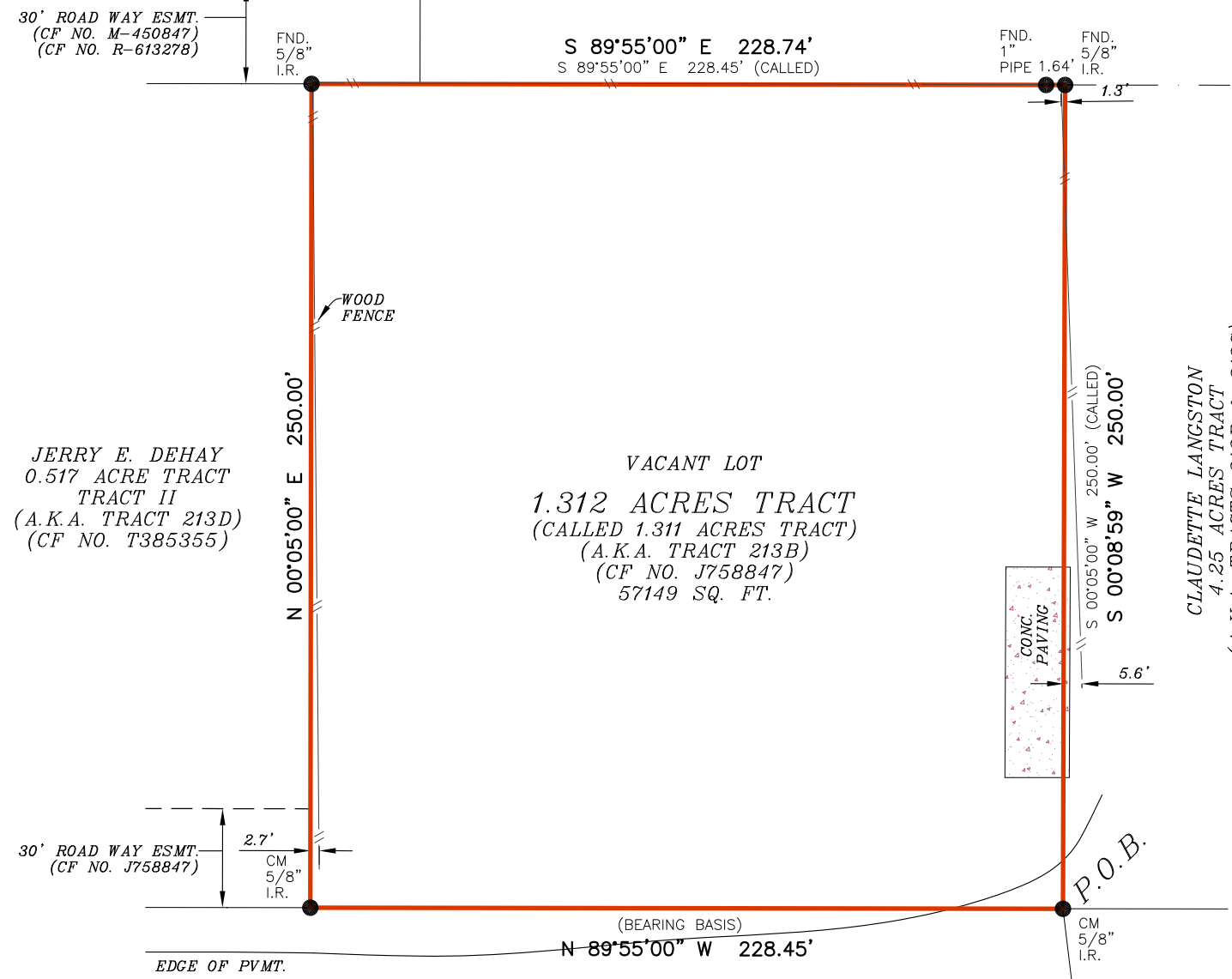


FINAL PLAT HASSLER TRACT
(FILM CODE NO. 599057)
LOT 1, BLOCK 1

CLAUDETTE LANGSTON
4.25 ACRES TRACT
(A.K.A. TRACTS 212B & 213C)
(CF NO. R643278)



JERRY E. DEHAY
0.517 ACRE TRACT
TRACT II
(A.K.A. TRACT 213D)
(CF NO. T385355)

VACANT LOT
1.312 ACRES TRACT
(CALLED 1.311 ACRES TRACT)
(A.K.A. TRACT 213B)
(CF NO. J758847)
57149 SQ. FT.

CLAUDETTE LANGSTON
4.25 ACRES TRACT
(A.K.A. TRACTS 212B & 213C)
(CF NO. R643278)

HEARTS 4 HIM INC
13.386 ACRES TRACT
(A.K.A. TRACTS 214A THRU 218A)
(CF NO. 20130151271)

AGG ROAD ASSOCIATES LP
11.5461 ACRES TRACT
(A.K.A. TRACTS 214, 215 & 216)
(DESCRIBED IN
CF NO. T248042)

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - - - EASEMENT LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - WOOD FENCE
 - FOUND IRON ROD
 - CM CONTROL MONUMENT

FIELD NOTE DESCRIPTION

BEING A 1.312 ACRE TRACT OF LAND OUT OF THE JESSE PRUITT SURVEY, ABSTRACT NO. 629 IN HARRIS COUNTY, TEXAS, BEING OUT OF THE TOM BALL FIVE ACRE OUTLOT NO. 213, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 1.312 ACRE TRACT BEING THE SAME TRACT OF LAND CALLED 1.311 ACRES AS RECORDED IN CLERKS FILE NO. J758847, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found on the South line of said Outlot No. 213 for the Southeast corner hereof, same being the Northeast corner of that certain 13.386 acre tract recorded in Clerks File No. 20130151271, (O.P.R.H.C.T.), and from which the Southeast corner of said Outlot No. 213 is called to bear S 89°55'00"E, 363.00 feet;

THENCE N 89°55'00"W (BEARING BASIS) along the common North line of said 13.386 acre tract, same being the South line of said Outlot No. 213 for 228.45 feet to a 5/8 inch iron rod found for the Southwest corner hereof, same being the Southeast corner of that certain Dehay 0.517 acre tract recorded in Clerks File No. T385355, (O.P.R.H.C.T.);

THENCE N 00°05'00"E along the common East line of said 0.517 acre tract for 250.00 feet to a 5/8 inch iron rod found on the Southeasterly line of the Hassler Tract, a subdivision according to the map or plat thereof recorded in Film Code No. 599057 of the Map Records of Harris County, Texas;

THENCE S 89°55'00"E partially along the common South line of said Hassler Tract subdivision for 228.74 feet (call 228.45') to a 5/8 inch iron rod found for the Northeast Corner hereof, same being the Northwest corner of that certain Langston 4.25 acre tract recorded in Clerks File No. R643278, (O.P.R.H.C.T.);

THENCE S 00°08'59"W (call S 00°05'00"W) along the common West line of said 4.25 acre tract for 250.00 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.312 acres (57,149 Sq. Ft.) of land, together and along with a 30 foot wide road easement along the West 332.00 feet of the South line of said Outlot No. 213. .

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

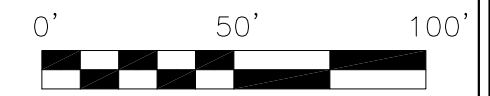
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 19201059183 ISSUED ON 06/18/2019.

THE EASEMENT AS RECORDED IN VOLUME 949, PAGE 285, HARRIS COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0230 L
REV. DATE: 06/18/2007
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.

GRAPHIC SCALE



I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STEWART 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 1.312 ACRE PARCEL OF LAND recorded in Clerk's File J758847, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the JESSE PRUITT SURVEY, A-629

Borrower: MERCED FERNANDEZ
Address: 1533 S. CHERRY ST., TOMBALL, TX 77375 GF No. 19201059183

LAND TITLE SURVEY			
JOB NO.:	1906015706	NO.	REVISION
DATE:	06/20/19		
DRAWN BY:	MS		
APPROVED BY:	DMC		



SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 2, PAGE 65, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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