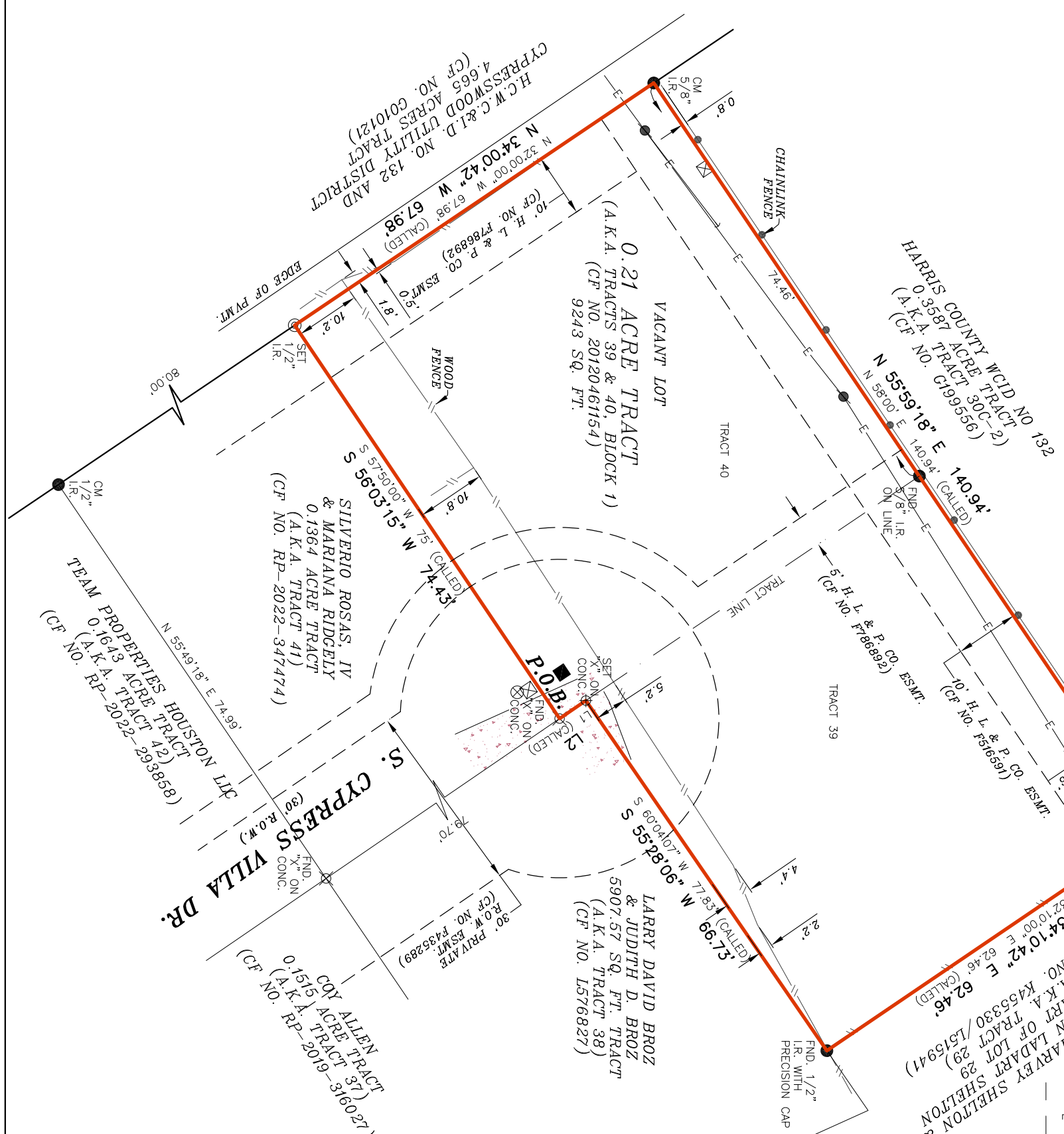


SURVEYOR'S NOTES:
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.
 THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.
 INSURANCE OF NO. 23-65329 ISSUED ON 05/10/23.
 NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.
 THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT SPECIFICATIONS. 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.
 BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.



KLEIN ISD BENEFER ELEMENTARY SCHOOL
 BLOCK NO. 634066
 RESTRICTED RESERVE "A"
 7624.104 SQ. FT.

LEGEND
 These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- FOUND 1/2" IRON ROD WITH CAP
- FOUND "X" ON CONCRETE
- ⊕ SET "X" ON CONCRETE
- ⊗ TRANSFORMER
- ⊗ CABLE PEDESTAL
- ⊗ TELEPHONE PEDESTAL
- ⊗ POWER POLE
- ⊗ GUY ANCHOR
- ⊗ CONTROL MONUMENT

LINE	BEARING	DISTANCE
L1	S 32°10'00" E	5.00'
L2	S 34°24'48" E	5.00'

METES AND BOUNDS
 0.21 ACRE PARCEL
 LOCATED IN THE
 G.H. DELESDEMIER SURVEY,
 ABSTRACT 229,
 HARRIS COUNTY, TEXAS

Being a 0.21 acre parcel of land situated in the G.H. Delesdemier Survey, Abstract 229, Harris County, Texas, and being Lot 39 and 40 out of Reserve A, Block 1 of Cypress Villas, Section 1 as recorded in Volume 223, Page 29 of the Map Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File 20120461154, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:
BEGINNING at an X found in concrete in the centerline of a 25' radius cul-de-sac of South Cypress Villa Drive (30' R.O.W.) for the southeastern line of the herein described parcel;
THENCE, South 56° 03' 15" West, a distance of 74.43 feet (called 75.00 feet) along the northwestern line of Lot 41 to a 1/2" iron rod set with plastic cap in the northwestern line of the called 4.665 acres as described in H.C.C.F. 6010121 for the west corner of Lot 41, the south corner of Lot 40, and marking the south corner of the herein described parcel;
THENCE, North 34° 00' 42" West, a distance of 67.98 feet along the northeastern line of the called 4.665 acres to a 5/8" iron rod found for the south corner of the called 0.3587 acres as described in H.C.C.F. G199556, the west corner of Lot 40, and marking the west corner of the herein described parcel;
THENCE, North 55° 59' 18" East, a distance of 140.94 feet along the southeastern line of the called 0.3587 acres and Klein ISD Benfer Elementary School as recorded in Volume 634, Page 66 M.R.H.C., to a 1/2" iron rod found for the west corner of that tract being part of Lot 29 being part of Lot 29 as described in H.C.C.F. K45530 & L31594, the north corner of Lot 39, and marking the north corner of the herein described parcel;
THENCE, South 34° 10' 42" East, a distance of 62.46 feet along the southwestern line of Lot 29 to a 1/2" iron rod found with plastic cap in the northwestern line of Lot 38 as described in H.C.C.F. L576827 for the south corner of that tract being part of Lot 29, the east corner of Lot 39, and marking the east corner of the herein described parcel;
THENCE, South 55° 28' 06" West, a distance of 66.73 feet (called 77.83 feet) along the northwestern line Lot 38 to an X set in concrete in the centerline of Cypress Villa Drive for the south corner of Lot 39, and marking an angle point in the southeastern line of the herein described parcel;
THENCE, South 34° 24' 48" East, a distance of 5.00 feet along the centerline of Cypress Villa Drive back to the **POINT OF BEGINNING** and containing 0.21 acres of land.

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0265 M
 REV. DATE: 10/16/2013
 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.

I, **DAVID E. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **VALERO TITLE, INC.**

that the above map is true and correct according to an actual field survey, made by me or under my supervision, and that 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 0.21 ACRE PARCEL OF LAND** recorded in Clerk's File **20120461154** of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **STEPHANIE ABILEY/UMA OSUNDE** Borrower/Owner, **GEORGE H. DELESDEMIER SURVEY, A-229** Address: **17819 S. CYPRESS VILLAS DR., SPRING, TX 77379** GF No. **23-65329**

PROPERTY PHOTOGRAPH:

JOB NO.:	NO.	REVISION	DATE
2305039555			
DATE:	05/22/23		
DRAWN BY:	SZ/AV		
APPROVED BY:	DEK		



Overland Consortium Inc.
Surveyors
 999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209
 Tel: 281-940-8869 Fax: 281-207-6476

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