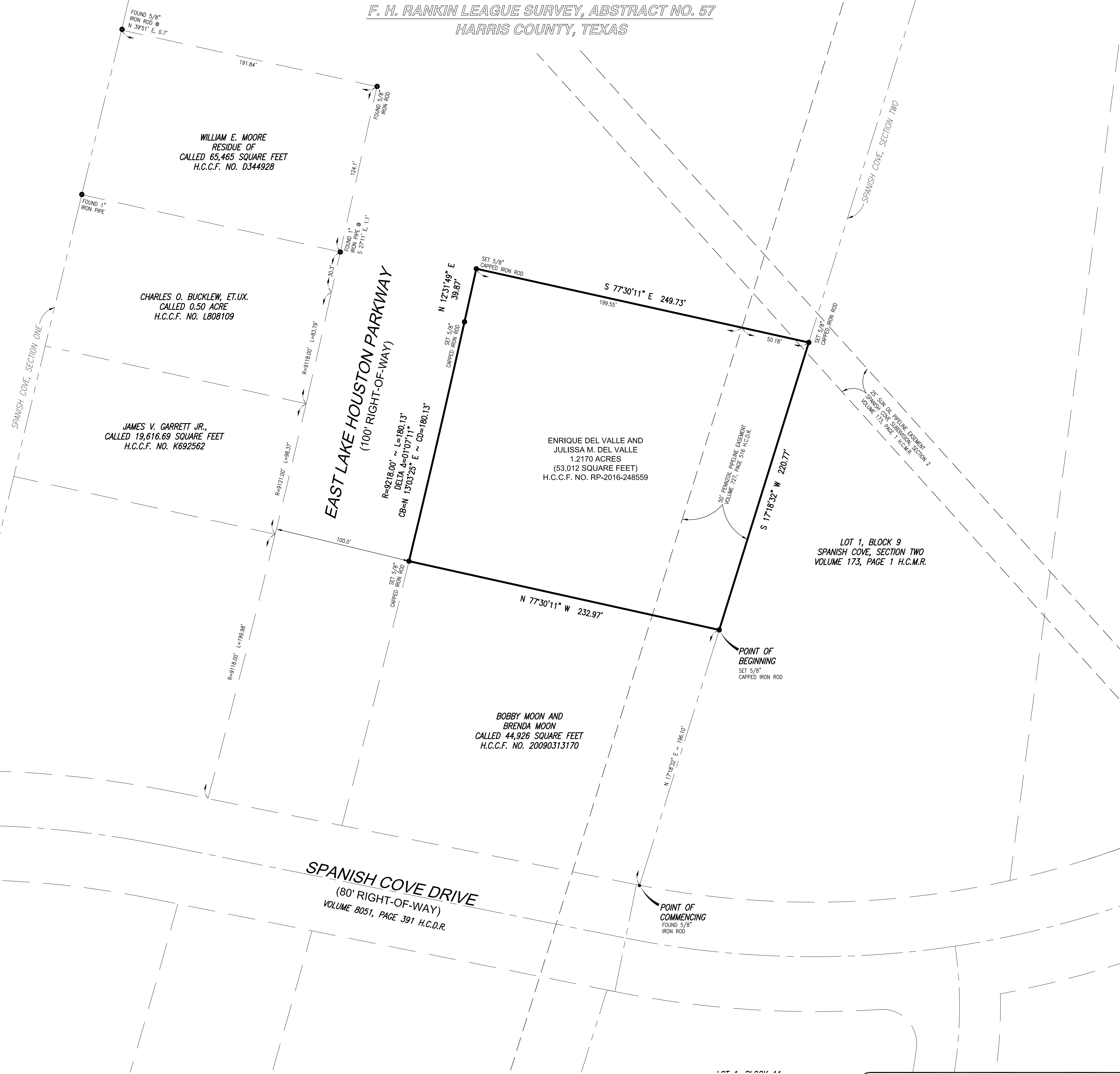


F. H. RANKIN LEAGUE SURVEY, ABSTRACT NO. 57
HARRIS COUNTY, TEXAS

- LEGEND
- MH ● -MANHOLE
 - ⊖ -TELEPHONE MANHOLE
 - PP ⊗ -POWER POLE
 - - - - -SIGN
 - WM ⊖ -WATER METER
 - WV ⊖ -WATER VALVE
 - ⊖ -MONITORING WELL
 - LP ⊖ -LIGHT POLE
 - (SET) ⊖ -SET 5/8" CAPPED IRON ROD
 - ⊖ -FIRE HYDRANT



LEGAL DESCRIPTION:
1.2170 ACRES (53,012 SQUARE FEET)

FIELD NOTE DESCRIPTION OF A 1.2170 ACRE (53,012 SQUARE FEET) TRACT OF LAND SITUATED IN THE F.H. RANKIN LEAGUE SURVEY, ABSTRACT NO. 57, HARRIS COUNTY, TEXAS, BEING THAT SAME CALLED 63,112 SQUARE FOOT TRACT OF LAND CONVEYED UNTO ENRIQUE DEL VALLE AND JULISSA M. DEL VALLE BY DEED DATED APRIL 1, 2016 AND FILED OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2016-248559; SAID 1.2170 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SPANISH COVE DRIVE (80' RIGHT-OF-WAY), AT ITS INTERSECTION WITH THE EASTERLY LINE OF A 50-FOOT-WIDE PENZCOIL PIPELINE COMPANY EASEMENT DESCRIBED BY DEED FILED OF RECORD UNDER VOLUME 727, PAGE 516 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND MARKING THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 9 OF SPANISH COVE, SECTION TWO AND THE SOUTHEASTERLY CORNER OF A CALLED 44,926 SQUARE FOOT TRACT CONVEYED TO BOBBY MOON AND BRENDA MOON BY DEED FILED OF RECORD UNDER H.C.C.F. NO. 20090313170;

THENCE, NORTH 17 DEGREES 18 MINUTES 32 SECONDS EAST, 196.10 FEET, WITH THE EASTERLY LINE OF SAID LOT 9, BLOCK 1, COMMON WITH THE WESTERLY LINE OF SAID MOON TRACT, TO A 5/8-INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 77 DEGREES 30 MINUTES 11 SECONDS WEST, 232.97 FEET, CUTTING THROUGH AND ACROSS SAID 50-FOOT-WIDE PENZCOIL PIPELINE COMPANY EASEMENT, WITH THE SOUTHERLY LINE OF THIS TRACT, COMMON WITH THE NORTHERLY LINE OF SAID MOON TRACT, TO A 5/8-INCH CAPPED IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF EAST LAKE HOUSTON PARKWAY (100' RIGHT-OF-WAY), BEING THE NORTHWESTERLY CORNER OF SAID MOON TRACT, AND THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND MARKING THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST LAKE HOUSTON PARKWAY, ALONG SAID NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 9,216.00 FEET, AN ARC LENGTH OF 180.13 FEET, A CENTRAL ANGLE OF 01 DEGREES 07 MINUTES 11 SECONDS AND CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 03 MINUTES 25 SECONDS EAST, 180.13 FEET, TO A 5/8-INCH CAPPED IRON ROD SET FOR A POINT OF TANGENCY IN THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 12 DEGREES 31 MINUTES 49 SECONDS EAST, 38.87 FEET, CONTINUING ALONG THE WESTERLY LINE OF THIS TRACT, COMMON WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST LAKE HOUSTON PARKWAY, TO A 5/8-INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 77 DEGREES 30 MINUTES 11 SECONDS EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST LAKE HOUSTON PARKWAY, WITH THE NORTHERLY LINE OF THIS TRACT, PASS AT 199.55 FEET, THE WESTERLY LINE OF THE AFOREMENTIONED 50-FOOT-WIDE PENZCOIL PIPELINE EASEMENT AND CONTINUING FOR A TOTAL DISTANCE OF 249.73 FEET TO A 5/8-INCH CAPPED IRON ROD SET IN THE WESTERLY LINE OF THE AFOREMENTIONED LOT 1, BLOCK 9 AND MARKING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 17 DEGREES 18 MINUTES 32 SECONDS WEST, 220.77 FEET, WITH THE WESTERLY LINE OF SAID LOT 1, BLOCK 9, COMMON WITH THE EASTERLY LINE OF THE TRACT HEREIN DESCRIBED, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS, 1.2170 ACRES OR 53,012 SQUARE FEET OF LAND AS SHOWN ON A BOUNDARY SURVEY DATED NOVEMBER 18, 2021 AND FILED IN THE OFFICES OF SURVEY SOLUTIONS OF TEXAS UNDER PROJECT NUMBER 084821.

NOTES:

1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
4. BUILDER IS RESPONSIBLE FOR DEED RESTRICTIONS.

FLOOD ZONE NOTE:

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY-PANEL OR MAP NUMBER 48501C (0500), BEARING AN EFFECTIVE DATE OF 06/18/2007. A FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES, ETC., NOT SHOWN THAT A TITLE SEARCH MIGHT OTHERWISE DISCLOSE.

Xavier Chapa 11/15/2021
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

ALTA/NSPS LAND TITLE SURVEY OF
1.2170 ACRE (53,012 SQUARE FEET) TRACT OF LAND SITUATED IN THE F.H. RANKIN LEAGUE SURVEY, ABSTRACT NO. 57, HARRIS COUNTY, TEXAS, BEING THAT SAME CALLED 63,112 SQUARE FOOT TRACT OF LAND CONVEYED UNTO ENRIQUE DEL VALLE AND JULISSA M. DEL VALLE BY DEED DATED APRIL 1, 2016 AND FILED OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2016-248559; SAID 1.2170 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON AND MADE A PART HEREOF.

SURVEYED FOR: SWE LIVING LLC	
ADDRESS: 0 EAST LAKE HOUSTON, CROSSBY, TEXAS 77532	
TITLE COMPANY: N/A	JOB NUMBER: 084821
FIELD WORK: 11/15/2021	SCALE: 1" = 40'