

LINE	BEARING	DISTANCE
L1	S 14°13'40" E	45.50'
L2	S 38°27'00" E	39.50'

FRED WAYNE CHANDLER & PATRICIA IRENE CHANDLER
S. 30' OF LOT 5 & LOT 6
ADJOINING N. 1/2 OF LOT 7
(CF NO. L777535)

GEORGE PARKER
0.2328 ACRE TRACT
(A.K.A. S. 50' OF LOT 7)
(CF NO. RP-2018-18470)

0.5169 Acre (22,518 Square Feet)
George White Survey, Abstract Number 82
Harris County, Texas

BEING a 0.5169 acre (22,518 Sq. Ft.) tract of land situated in the George White Survey, A-82, Harris County, Texas, being a part of Lot 8, Block 17, Unit "A" Elena Fruit and Cotton Farms, Map Records, Harris County, Texas (M.R.H.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "OSC" set in the southwest right-of-way (R.O.W.) line of Riverside Drive (60 feet wide) marking the southeast corner of that called 0.2328 acre tract conveyed to George Parker by deed of record under Clerk's File No. RP-2018-18470, Deed Records, Harris County, Texas (D.R.H.C.T.), and marking the northeast corner of the herein described tract;

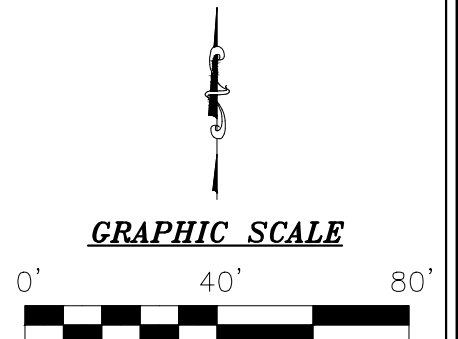
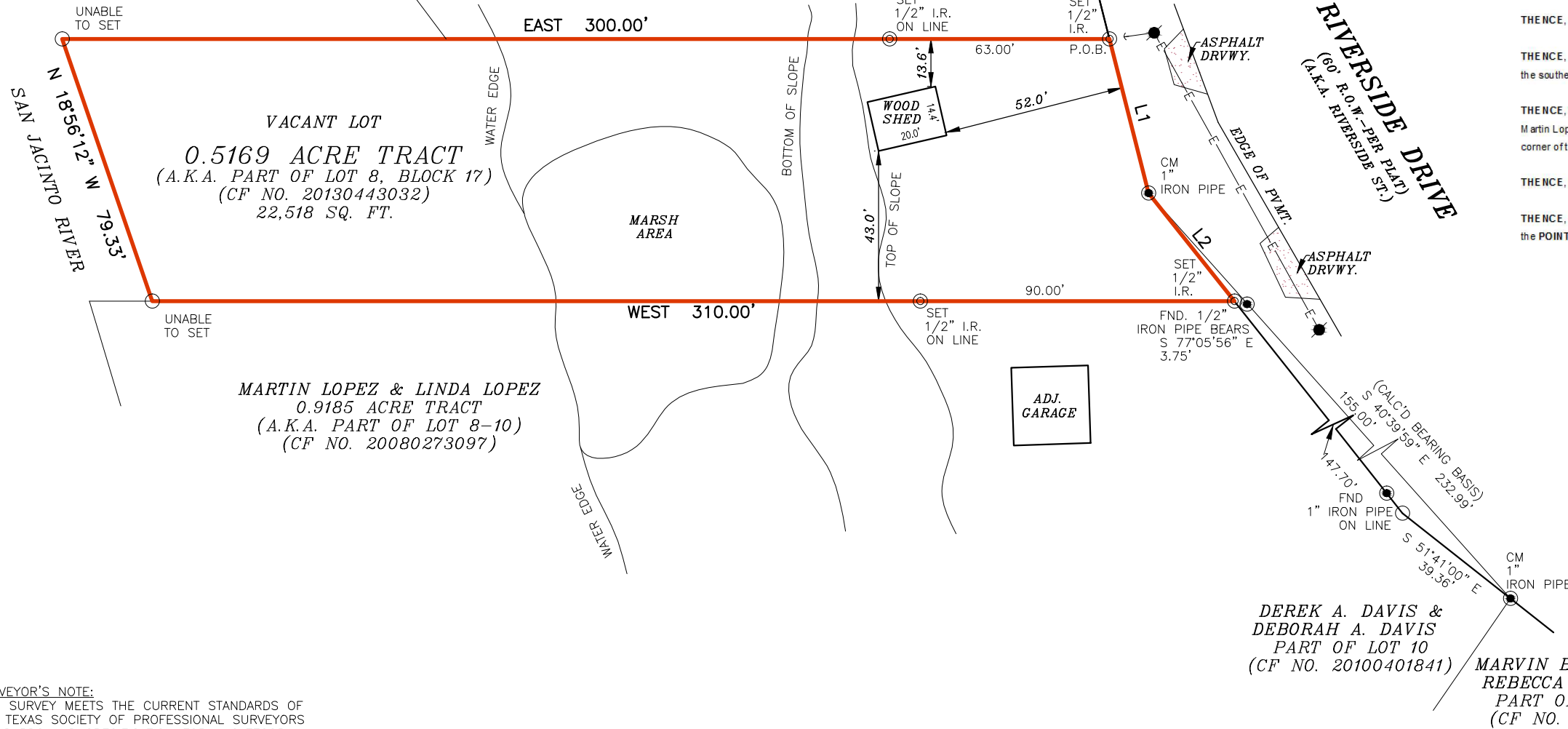
THENCE, S 14°13'40" E, 45.50 feet with the southwest R.O.W. line of said Riverside Drive to a 1-inch iron pipe found marking an angle point;

THENCE, S 38°27'00" E, 39.50 feet with the southwest R.O.W. line of said Riverside Drive to a 1/2-inch iron rod with cap stamped "OSC" set marking the southeast corner of the herein described tract from which a 1/2-inch iron pipe found bears S 77°05'56" E, 3.75 feet;

THENCE, WEST, 310.00 feet (at 90.00 feet passing a 1/2-inch iron rod reference marker) with the north line of that called 0.9185 acre tract conveyed to Martin Lopez and Linda Lopez by deed of record under Clerk's File No. 20080273097, D.R.H.C.T. to a point in the San Jacinto River for the southwest corner of the herein described tract;

THENCE, N 18°56'12" W, 79.33 feet to a point for the northwest corner of the herein described tract;

THENCE, EAST, 300.00 feet (at 237.00 feet passing a 1/2-inch iron rod reference marker) with the south line of the aforementioned 0.2328 acre tract to the POINT OF BEGINNING and CONTAINING 0.5169 acre (22,518 Sq. Ft.) of land.



SURVEYOR'S NOTE:
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 PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

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

FLOOD INFORMATION
FIRM: 48201C PANEL: 0735 M
REV. DATE: 01/06/2017
ZONE: "X", SHADED "X" & "AE"

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.

LEGEND

These standard symbols will be found in the drawing.

- E — E — BOUNDARY LINE
- E — E — OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON PIPE
- FENCE POST
- POWER POLE
- ↓ GUY ANCHOR
- CM CONTROL MONUMENT

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to ALLEGIANCE 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 0.5169 ACRE PARCEL OF LAND recorded in Clerk's File 20130443032, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the GEORGE WHITE SURVEY, A-82 Borrower: JOSEPH H. MORGAN TESTAMENTARY TRUST Address: 211 RIVERSIDE ST. HIGHLANDS, TX 77562 GF No. ----

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 725, PAGE 106, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2101024469	NO.	REVISION
DATE:	02/02/21		
DRAWN BY:	MI		
APPROVED BY:	RRR		

Rodric R. Reese

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315
RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883
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Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212