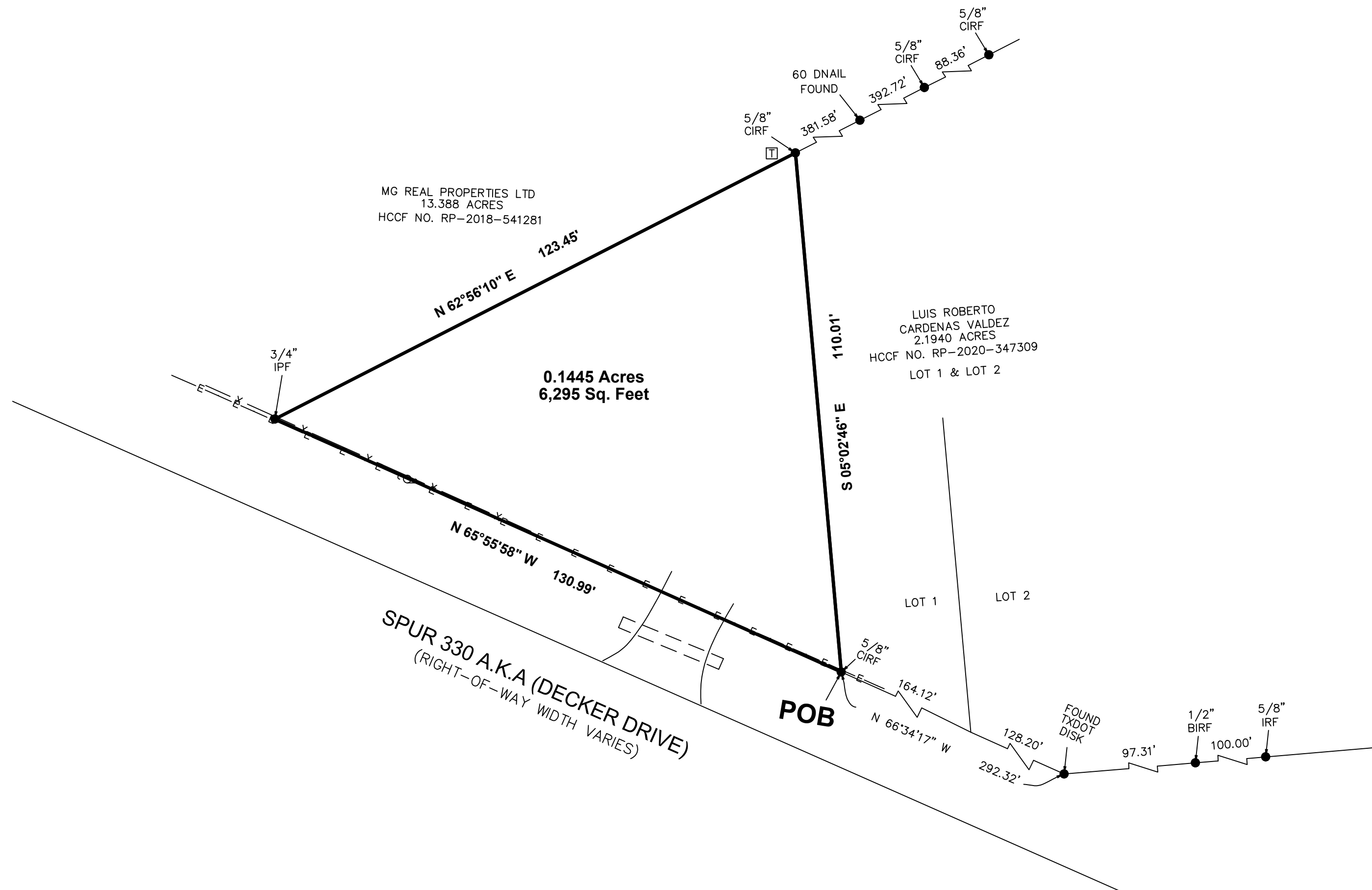


SCALE: 1" = 20'



MG REAL PROPERTIES LTD
13.388 ACRES
HCCF NO. RP-2018-541281

LUIS ROBERTO
CARDENAS VALDEZ
2.1940 ACRES
HCCF NO. RP-2020-347309
LOT 1 & LOT 2

0.1445 Acres
6,295 Sq. Feet

SPUR 330 A.K.A. (DECKER DRIVE)
(RIGHT-OF-WAY WIDTH VARIES)

N. MARKET LOOP
(100' RIGHT-OF-WAY)

LEGAL DESCRIPTION 0.1445 ACRES
NATHANIEL LYNCH SURVEY, ABSTRACT NO. 44
HARRIS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 0.1445 ACRES (6,295 SQUARE FEET) OF LAND SITUATED IN THE NATHANIEL LYNCH SURVEY, ABSTRACT NO. 44, HARRIS COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 1, BLOCK 142, UNIT D OF THE ELENA FRUIT AND COTTON FARMS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48 AND 49 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THAT SAME TRACT CONVEYED TO EDWARD JERALD UEKERT AND DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 5683478, SAID 0.1445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83:

COMMENCING AT A TXDOT DISK FOUND AT THE INTERSECTION OF THE NORTHERLY LINE OF NORTH MARKET LOOP (100 FOOT RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF SPUR 330 (ALSO KNOWN AS DECKER DRIVE, RIGHT OF WAY WIDTH VARIES);

THENCE NORTH 66 DEGREES 34 MINUTES 17 SECONDS WEST, ALONG THE NORTH EASTERLY RIGHT OF WAY LINE OF SAID SPUR 330, OVER AND ACROSS LOT 2, PASS AT 128.20 FEET THE COMMON LINE OF SAID LOT 1 AND 2, IN ALL A TOTAL DISTANCE OF 292.32 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE NORTH 65 DEGREES 55 MINUTES 58 SECONDS WEST, CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SPUR 330, OVER AND ACROSS SAID LOT 1, A DISTANCE OF 130.99 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 62 DEGREES 56 MINUTES 10 SECONDS EAST, ALONG THE SOUTHEAST LINE OF THE MG REAL PROPERTIES LTD CALLED 13.388 ACRE TRACT, A DISTANCE OF 123.45 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE LUIS ROBERTO CARDENAS VALDEZ CALLED 2.1940 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2020-347309 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 05 DEGREES 02 MINUTES 46 SECONDS EAST, OVER AND ACROSS SAID LOT 1, ALONG THE WEST LINE OF SAID LUIS ROBERTO CARDENAS VALDEZ CALLED 2.1940 ACRE TRACT, A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1445 ACRES OF LAND, MORE OR LESS.

LEGEND:

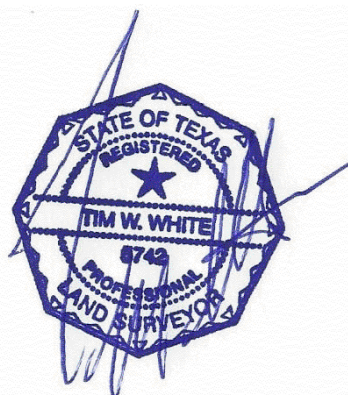
- HCCF - HARRIS COUNTY CLERKS FILE
- POB - POINT OF BEGINNING
- x- BARBED WIRE FENCE
- E- OVERHEAD ELECTRIC LINES
- o- UTILITY POLE
- TELEPHONE PEDESTAL
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: VICENTE CEJA, EXCLUSIVELY:
I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON SEPTEMBER 11, 2020. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.



THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742

PROPERTY LIES WITHIN FLOOD ZONE 'X' ACCORDING TO F.I.R.M. NO. 482100745M, DATED JAN. 06, 2017, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OR PARCEL CONTAINING 0.1445 ACRES (6,295 SQUARE FEET) OF LAND SITUATED IN THE NATHANIEL LYNCH SURVEY, ABSTRACT NO. 44, HARRIS COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 1, BLOCK 142, UNIT D OF THE ELENA FRUIT AND COTTON FARMS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48 AND 49 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THAT SAME TRACT CONVEYED TO EDWARD JERALD UEKERT AND DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 5683478.

ADDRESS: 0 DECKER DR. BAYTOWN, TX 77521		BUYER: VICENTE GEJA	
		TBPLS LICENSE # 10193901	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellsandsurvey.com			
Copyright 2020			
JOB NO: 591-20		DATE: 09-11-20	
DRAWN BY: AL		SCALE: 1" = 20'	