

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.

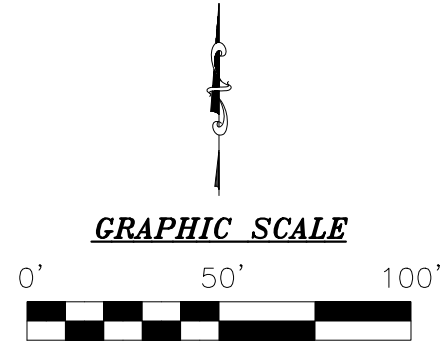
THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY OF NO. 20-491968-HC ISSUED ON 05/26/2020.

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

THERE EXIST A R.O.W. EASEMENT IN CLERK'S FILE NO. Y072190, REAL PROPERTY, HARRIS COUNTY, TEXAS.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- CHAINLINK FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- CONTROL MONUMENT

0.8570 ACRE TRACT
DANIEL HARMON SURVEY, ABSTRACT NO. 315
HARRIS COUNTY, TEXAS

BEING A 0.8570 ACRE TRACT OF LAND IN THE DANIEL HARMON SURVEY, ABSTRACT NO. 315, IN HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO MIRROR LAKE TRUST AS RECORDED IN CLERK'S FILE NO. RP-2019-213684, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 0.8570 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the Southwest right-of-way line of Mirror Lake Drive (60' R.O.W.) for the East corner hereof, same being the North corner of that certain Ferdinand L. Wirth, III 0.7009 acre tract recorded in Clerk's File No. X067419, (O.P.R.H.C.T.);

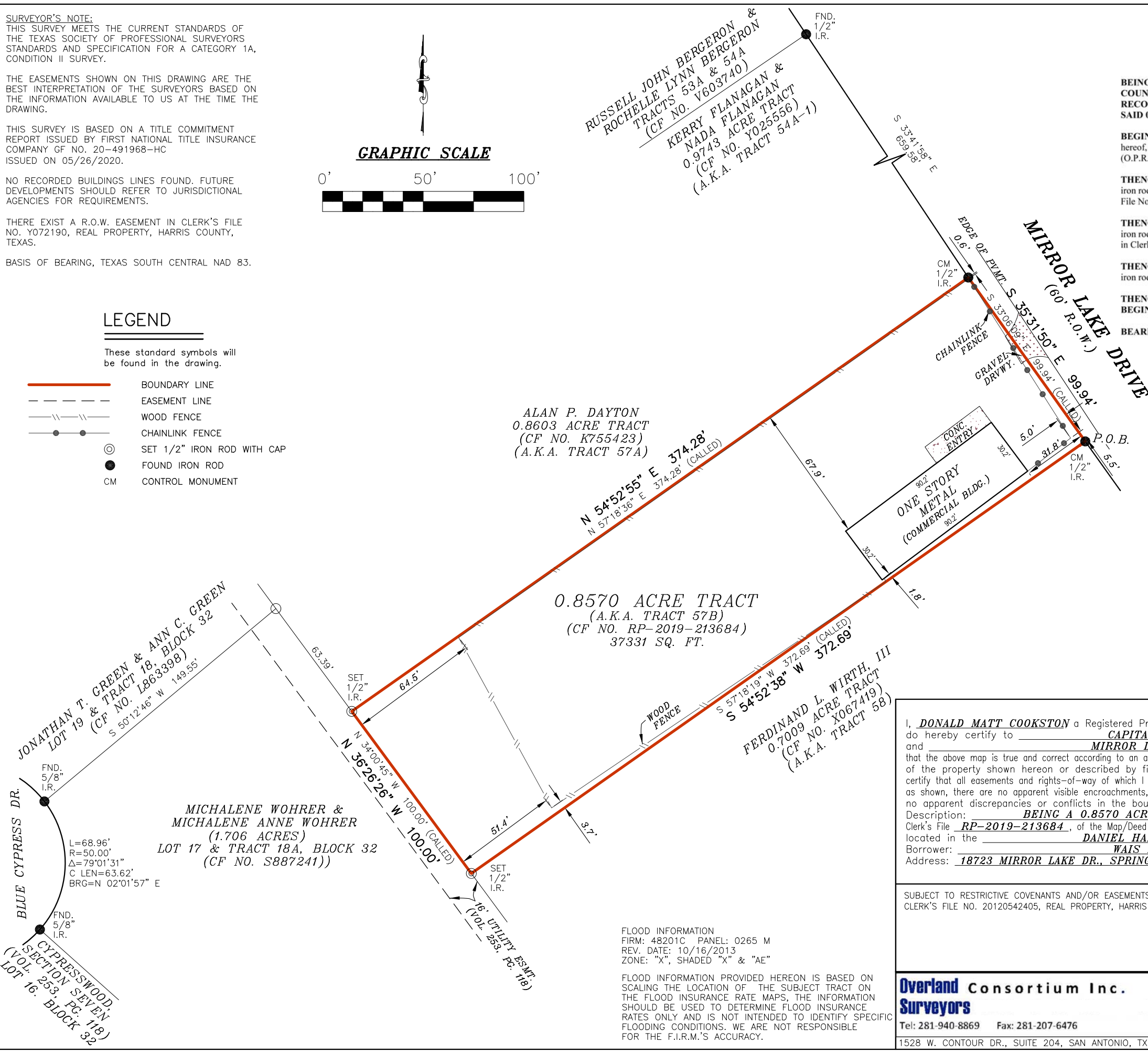
THENCE S 54°52'38"W, (call S 57°18'19"W) along the common Northwest line of said 0.7009 acre tract for 372.69 feet to a 1/2 inch iron rod set with cap for the South corner hereof, same being on the Northeast line of that certain 1.706 acre tract recorded in Clerk's File No. S887241, (O.P.R.H.C.T.);

THENCE N 36°26'26"W, (call N 34°00'45"W) along the common Northeast line of said 1.706 acre tract for 100.00 feet to a 1/2 inch iron rod set with cap for the West corner hereof, same being the South corner of that certain Alan P. Dayton 0.8603 acre tract recorded in Clerk's File No. K755423, (O.P.R.H.C.T.);

THENCE N 54°52'55"E, (call N 57°18'36"E) along the common Southeast line of said 0.8603 acre tract for 374.28 feet to a 1/2 inch iron rod found on the Southwest line of said Mirror Lake Drive for the North corner hereof;

THENCE S 35°31'50"E, (call S 33°06'09"E) along the Southwest line of Mirror Lake Drive for 99.94 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.8570 acre (37,331 Sq. Ft.) of land.

BEARING BASIS: TEXAS STATE PLANE SOUTH CENTRAL ZONE, NAD 83.



ALAN P. DAYTON
 0.8603 ACRE TRACT
 (CF NO. K755423)
 (A.K.A. TRACT 57A)

0.8570 ACRE TRACT
 (A.K.A. TRACT 57B)
 (CF NO. RP-2019-213684)
 37331 SQ. FT.

FERDINAND L. WIRTH, III
 0.7009 ACRE TRACT
 (CF NO. X067419)
 (A.K.A. TRACT 58)

MICHALENE WOHRER &
 MICHALENE ANNE WOHRER
 (1.706 ACRES)
 LOT 17 & TRACT 18A, BLOCK 32
 (CF NO. S887241)

JONATHAN T. GREEN & ANN C. GREEN
 LOT 19 & TRACT 18, BLOCK 32
 (CF NO. L863398)

BLUE CYPRESS DR.
 CYPRESSWOOD SECTION SEVEN
 LOT 16, BLOCK 32

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

I, **DONALD MATT COOKSTON** a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CAPITAL TITLE OF TEXAS, LLC** and **MIRROR LAKE TRUST** 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 0.8570 ACRE PARCEL OF LAND** recorded in Clerk's File **RP-2019-213684**, of the Map/Deed and Plat Records of **HARRIS** County, Texas. located in the **DANIEL HARMON SURVEY, A-315** Borrower: **WAIS KARIMOLOMI** Address: **18723 MIRROR LAKE DR., SPRING, TX 77388** GF No. **20-491968-HC**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. 20120542405, REAL PROPERTY, 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

LAND TITLE SURVEY

JOB NO.:	2005020220	NO.	REVISION	DATE
DATE:	06/01/20			
DRAWN BY:	MI			
APPROVED BY:	DMC			



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