

0.910 ACRE TRACT
LEWIS A. LEVY SURVEY, ABSTRACT NO. 517
HARRIS COUNTY, TEXAS

BEING ALL THAT CERTAIN 0.9817 ACRE TRACT OF LAND OUT THE LEWIS A. LEVY SURVEY, ABSTRACT NO. 517 IN HARRIS COUNTY, TEXAS, SAID 0.9817 ACRE TRACT BEING CONVEYED TO PATTY SUE WAY AS RECORDED IN CLERK'S FILE NO. RP-2017-367095, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT ALL THAT CERTAIN 0.0688 ACRE TRACT OF LAND CONVEYED TO THE TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN CLERK'S FILE NO. RP-2018-119614, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron set with cap at the Northwest corner of said 0.0688 acre Texas Department of Transportation Save and Except tract for the Northeast corner hereof, same being on the South line of Roland Addition, a subdivision according to the map or plat thereof recorded in Film Code No. 6000217 of the Map Records of Harris County, Texas, same being on the West right-of-way line of F.M. Road 2100 (120.00' R.O.W.);

THENCE S 11°42'56"E along the West line of said 0.0688 acre Texas Department of Transportation Save and Except tract, same being the West right-of-way line of F.M. Road 2100 for 149.95 feet to a 1/2 inch iron set with cap for the Southeast corner hereof, same being the Southwest corner of said 0.0688 acre Texas Department of Transportation Save and Except tract and being on the North line of that certain 2.03625 acre tract recorded in Clerk's File No. X377287 (O.P.R.H.C.T.);

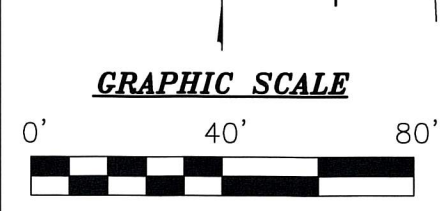
THENCE S 78°26'08"W along the common North line of said 2.03625 acre tract for 276.47 feet (call S 80°00'00"W, 276.75') to a 1" iron pipe found for the Southwest corner hereof;

THENCE N 02°55'54"W along the West line of said 0.9817 acre tract for 150.99 feet (call N 01°03'00"W, 151.85') to a 1/2 inch iron set with cap for the Northwest corner hereof, same being on the South line of said Roland Addition and from which a 1/2 inch iron rod found at the Southwest corner of said Roland Addition bears S 78°17'04"W, 20.69 feet;

THENCE N 78°17'04"E along the South line of said Roland Addition for 253.41 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.910 acre (39,634 Sq. Ft.) of land.

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

SEE SURVEY ATTACHED HERETO AND MADE A PART HEREOF.



FLOOD INFORMATION
FIRM: 48201C PANEL: 0540 L
REV. DATE: 06/18/2007
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.

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - EASEMENT LINE
 - - - OVERHEAD ELECTRIC
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - ⊙ FOUND IRON PIPE
 - ⚡ POWER POLE
 - ⌵ GUY ANCHOR
 - CM CONTROL MONUMENT

RICKY LWATSON HUGHES, JACQUELINE WATSON & KENNETH WATSON
2.03625 ACRES TRACT
(A.K.A. TRACT 4M)
(CF NO. X377287)

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 OF THE DRAWING.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. 2584856-H037 ISSUED ON 12/29/21.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THE EASEMENT AS RECORDED IN CLERK'S FILE NO. H037516, DEED RECORDS, HARRIS COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

THE EASEMENT AS RECORDED IN VOLUME 6149, PAGE 339, DEED RECORDS, HARRIS COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

I, **DONALD MATT COOKSTON** a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIRST AMERICAN TITLE INSURANCE COMPANY** and **TBD** 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 0.91 ACRE PARCEL OF LAND** recorded in Clerk's File **RP-2017-367095**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **LEWIS A. LEVY SURVEY, A-517**
Borrower: **RODOLFO DELAO**
Address: **0 FM 2100 RD., CROSBY, TX 77532** GF No. **2584856-H037**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. C415717, DEED RECORDS, HARRIS COUNTY, TEXAS; CLERK'S FILE NO. C518459, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

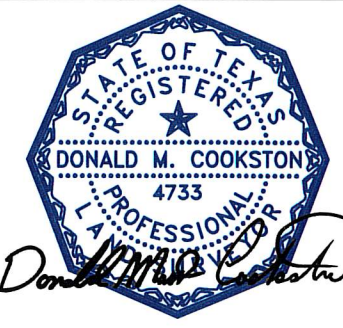


Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2101024119	NO.	REVISION	DATE
DATE:	01/11/21			
DRAWN BY:	DT			
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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