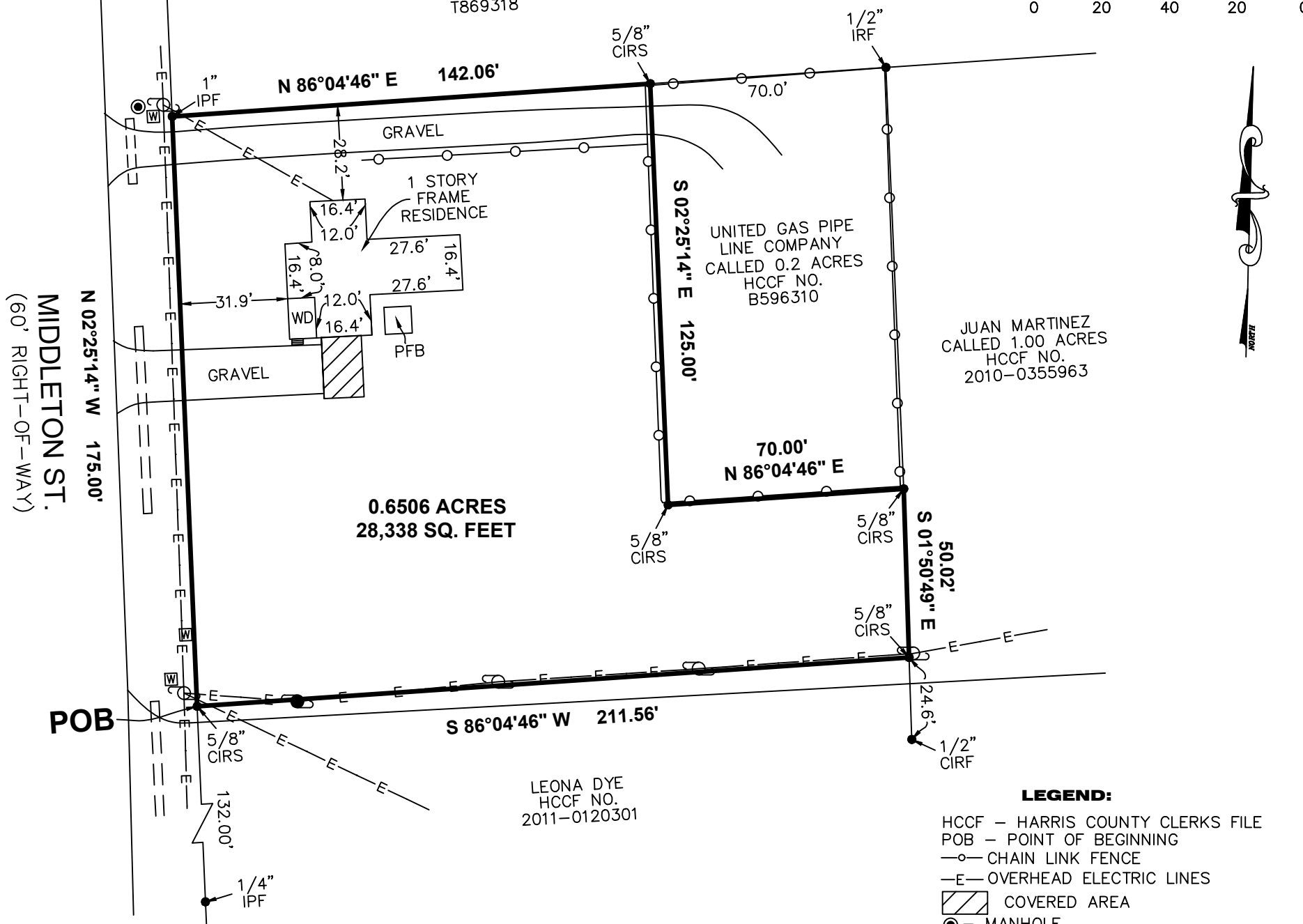
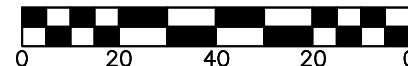


DANIEL H. SEALEY
CALLED 4.5150 ACRES
HCCF NO.
T869318

SCALE: 1" = 40'



0.6506 ACRES
28,338 SQ. FEET

MIDDLETON ST.
(60' RIGHT-OF-WAY)

POB

LEONA DYE
HCCF NO.
2011-0120301

LEGEND:

- HCCF - HARRIS COUNTY CLERKS FILE
- POB - POINT OF BEGINNING
- CHAIN LINK FENCE
- E— OVERHEAD ELECTRIC LINES
- ▨ COVERED AREA
- ⊙ - MANHOLE
- ⊕ - UTILITY POLE
- ⊙ - SERVICE POLE
- ⊞ - WATER METER
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- W.D. - WOOD DECK

LEGAL DESCRIPTION 0.6506 ACRES
WILLIAM HILBUS SURVEY, ABSTRACT NO. 336
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.6506 OF AN ACRE (28,338 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM HILBUS SURVEY, ABSTRACT NO. 336, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 7, BLOCK 27 OF HIGHLAND FARMS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THAT SAME CALLED 0.65056 ACRE TRACT CONVEYED FROM JAMES F. ARTHUR AND CAROLYN M. ARTHUR TO SAMMY DURELL REEDY AND MARTHA JEAN REEDY, DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. T598712, SAID 0.6506 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:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE EAST RIGHT OF WAY LINE OF MIDDLETON STREET (60 FOOT RIGHT OF WAY), THE WEST LINE OF SAID LOT 7, FOR THE NORTHWEST CORNER OF THE LEONA DYE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2011-0120301, AND BEING THE SOUTHWEST CORNER OF SAID 0.65056 ACRE TRACT AND THE HEREIN DESCRIBED TRACT,

THENCE NORTH 02 DEGREES 25 MINUTES 14 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID MIDDLETON STREET, WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 175.00 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE DANIEL H. STEELEY CALLED 4.5150 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. T869318, AND BEING THE NORTHWEST CORNER OF SAID LOT 7 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DANIEL H. STEELEY CALLED 4.5150 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 142.06 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE SOUTH LINE OF SAID DANIEL H. STEELEY CALLED 4.5120 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE UNITED GAS PIPE LINE COMPANY CALLED 0.2 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. B596310, AND BEING THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 25 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID UNITED GAS PIPE LINE COMPANY CALLED 0.2 ACRE TRACT, A DISTANCE OF 125.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHWEST CORNER OF SAID UNITED GAS PIPE LINE COMPANY CALLED 0.2 ACRE TRACT, AND BEING THE INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

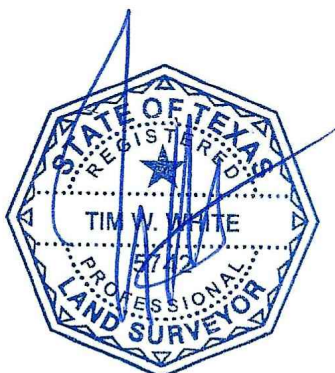
THENCE NORTH 86 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF SAID UNITED GAS PIPE LINE COMPANY CALLED 0.2 ACRE TRACT, A DISTANCE OF 70.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST LINE OF THE JUAN MARTINEZ CALLED 1.00 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2010-0355963, AND BEING THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 50 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID JUAN MARTINEZ CALLED 1.00 ACRE TRACT, A DISTANCE OF 50.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHEAST CORNER OF SAID LEONA DYE TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 04 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID LEONA DYE TRACT, A DISTANCE OF 211.56 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.6506 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: SPARKS UNITED ENTERPRISES, LLC,
EXCLUSIVELY:
I, TIM WELLS 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 FEBRUARY 24, 2025. 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. 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

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 OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48201C0745M, 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 PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 0.6506 OF AN ACRE (28,338 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM HILBUS SURVEY, ABSTRACT NO. 336, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 7, BLOCK 27 OF HIGHLAND FARMS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, AND BEING THAT SAME CALLED 0.65056 ACRE TRACT CONVEYED FROM JAMES F. ARTHUR AND CAROLYN M. ARTHUR TO SAMMY DURELL REEDY AND MARTHA JEAN REEDY, DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. T598712.

ADDRESS:
5014 MIDDLETON ST.
BAYTOWN, TX 77520

SURVEYED FOR:
SPARKS UNITED
ENTERPRISES, LLC



TBPLS LICENSE # 10193909

712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

www.wellslandsurvey.com

JOB NO: 090-25

DATE: 02-24-25

DRAWN BY: AL

SCALE: 1" = 40'