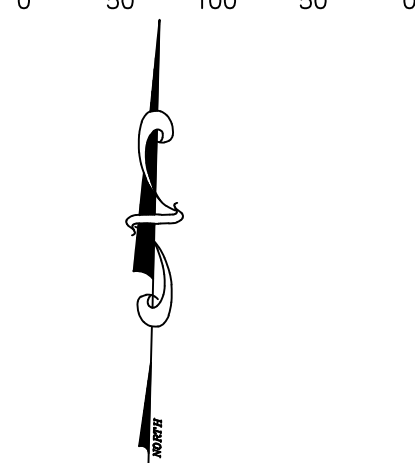


SCALE: 1"=100'



LEGAL DESCRIPTION 17.8343 ACRES H. T. & B. CO. SURVEY, ABSTRACT NO. 1336 HARRIS COUNTY, TEXAS.

BEING A TRACT OR PARCEL CONTAINING 17.8343 ACRES (776,860 SQUARE FEET) OF LAND, SITUATED IN THE H. T. & B. CO. SURVEY, ABSTRACT NO. 1336, HARRIS COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 60.55 ACRE TRACT CONVEYED FROM LESTER L. LORD AND VIOLA S. LORD, TRUSTEES OF THE LESTER LORD LIVING TRUST TO JAMES LEO PURVIS AND BRENDA VELMA PURVIS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. U791004, SAID 17.8343 ACRES 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 1/2 INCH IRON PIPE FOUND IN THE EAST RIGHT OF WAY LINE OF CROSBY EASTGATE ROAD (RIGHT OF WAY WIDTH VARIES) FOR THE SOUTHWEST CORNER OF THE ALFREDO TORRES, JR. AND MARIA E. TORRES CALLED 0.7500 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. V825133, THE WESTERLY NORTHWEST CORNER OF THE HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRES DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2025-82949, AND BEING THE NORTHWEST CORNER OF SAID 60.55 ACRE TRACT;

THENCE SOUTH 05 DEGREES 59 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID 60.55 ACRE TRACT, AND SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, WITH THE EAST RIGHT OF WAY LINE OF SAID CROSBY EASTGATE ROAD, A DISTANCE OF 30.04 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED KUO FOUND FOR THE WESTERLY SOUTHWEST CORNER OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 01 MINUTES 06 SECONDS EAST, ACROSS SAID 60.55 ACRE TRACT, WITH THE WESTERLY SOUTH LINE OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, A DISTANCE OF 1056.34 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED KUO FOUND FOR AN ANGLE POINT IN THE WESTERLY SOUTH LINE OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, AND BEING AN ANGLE POINT IN THE NORTH LINE OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 78 DEGREES 03 MINUTES 01 SECONDS EAST, CONTINUING ACROSS SAID 60.55 ACRE TRACT, WITH THE WESTERLY SOUTH LINE OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, A DISTANCE OF 77.62 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED KUO FOUND FOR AN INTERIOR CORNER OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 58 MINUTES 54 SECONDS EAST, ACROSS SAID 60.55 ACRE TRACT, WITH THE SOUTHERLY WEST LINE OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, A DISTANCE OF 698.82 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 60.55 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE JOHN VILLARREAL AND CRISTAL VILLARREAL CALLED 8.9248 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2024-189240, AND THE NORTHEAST CORNER OF THE DOWN LOW TRANSPORTATION, LLC CALLED 4.4254 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2023-73302, THE SOUTHERLY SOUTHWEST CORNER OF SAID HARRIS COUNTY FLOOD CONTROL DISTRICT CALLED 38.16 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 00 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 60.55 ACRE TRACT, WITH THE NORTH LINE OF SAID DOWN LOW TRANSPORTATION CALLED 4.4254 ACRE TRACT, THE NORTH LINE OF THE JOHN R. VILLARREAL AND CRISTAL VILLARREAL CALLED 8.9248 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2008-0295101, AND THE NORTH LINE OF SAID BRENDON MATTHEW LEE AND KAYLA SUZANNE LEE CALLED 3.2762 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 2024-189240, PASS AT 399.48 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID JOHN R. VILLARREAL AND CRISTAL VILLARREAL CALLED 8.9248 ACRE TRACT, THE NORTHEAST CORNER OF SAID BRENDON MATTHEW LEE AND KAYLA SUZANNE LEE CALLED 3.2762 ACRE TRACT, AND AN INTERIOR CORNER OF SAID 60.55 ACRE TRACT, IN ALL A DISTANCE OF 1094.55 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF SAID CROSBY EASTGATE ROAD, FOR THE NORTHWEST CORNER OF SAID BRENDON MATTHEW LEE AND KAYLA SUZANNE LEE CALLED 3.2762 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 05 DEGREES 59 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID 60.55 ACRE TRACT, WITH THE EAST RIGHT OF WAY LINE OF SAID CROSBY EASTGATE ROAD, A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.8343 ACRES OF LAND, MORE OR LESS.

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. 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 UNLAWFUL TO DISCLOSE OR REPRODUCE THIS WORK OR ANY PART THEREOF, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC. 7. THIS SURVEY IS SUBJECT TO ANY WARRANTY, EXPRESS OR IMPLIED, THAT WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION TO: BELINDA PURVIS & JAMES PURVIS, EXCLUSIVELY TO BE USED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON MARCH 18, 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, 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



- LEGEND: HCCF - HARRIS COUNTY CLERK'S FILE MRHC - MAP RECORDS HARRIS COUNTY POB - POINT OF BEGINNING POC - POINT OF COMMENCING BARBED WIRE FENCE OVERHEAD ELECTRIC LINES WOOD FENCE WROUGHT IRON FENCE GUY WIRE COVERED AREA COVERED CONCRETE CONCRETE GAS METER UTILITY POLE SERVICE POLE TELEPHONE PEDESTAL WATER WELL SEPTIC SPRAY HEAD IRON ROD FOUND BENT IRON ROD FOUND IRON PIPE FOUND PORTABLE ALUMINUM BUILDING PORTABLE METAL BUILDING F.I.R.M. - FLOOD INSURANCE RATE MAP W.D. - WOOD DECK A.C. - AIR CONDITIONER

PROPERTY LIES WITHIN FLOOD ZONE "X-SHADED/AREA FLOODWAY", ACCORDING TO F.I.R.M. NO. 480303030, DATED JUNE 18, 2007, BY GRAPHIC FLOTTING 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 1900 CROSBY EASTGATE RD. CROSBY, TX 77532. BELINDA PURVIS & JAMES PURVIS. TBPLS LICENSE # 10193909. 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002. www.wellsandsurvey.com. JOB NO: 125-25. DATE: 03-18-25. DRAWN BY: AL. SCALE: 1"= 100'