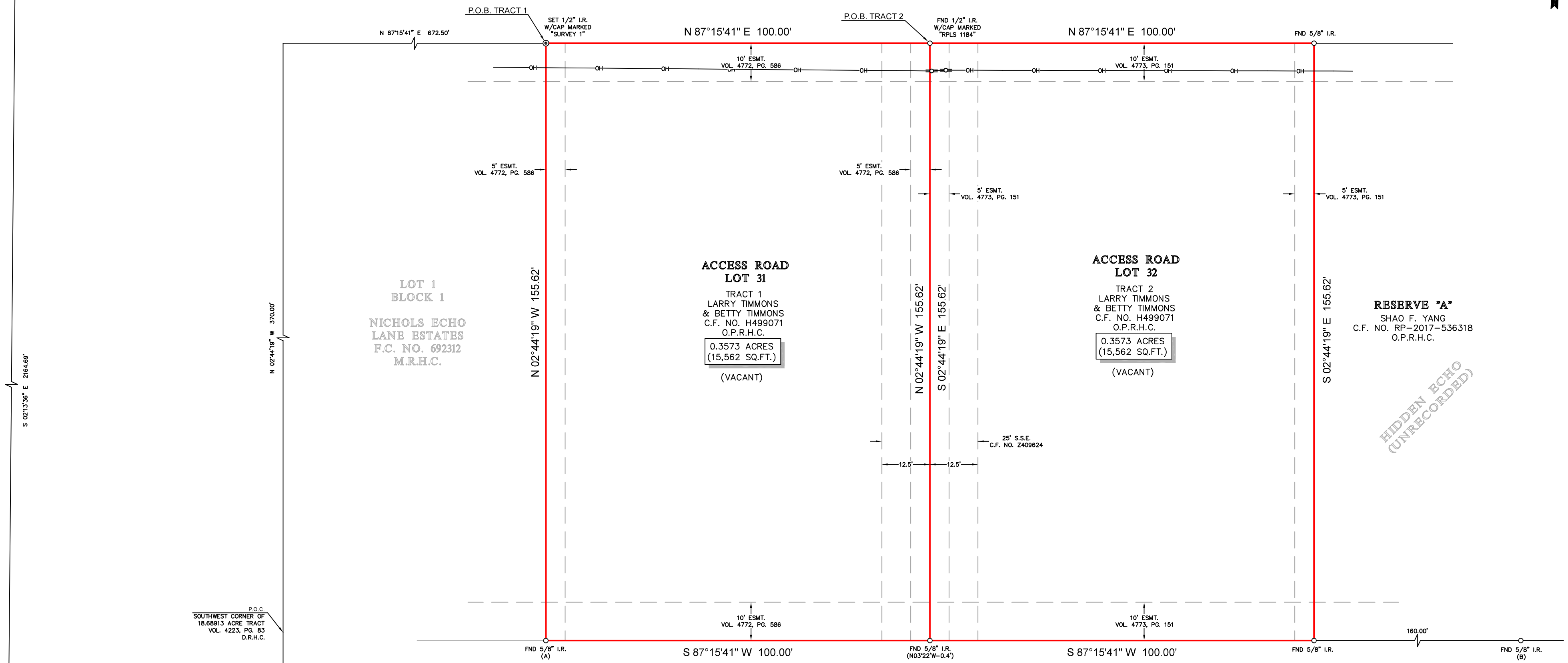


GILBERT BROOKS SURVEY ABSTRACT 6

NORTHWEST CORNER OF GILBERT BROOKS SURVEY

LOT 4, BLOCK 1  
VINEYARDS AT THE COMMONS  
F.C. NO. 645034  
M.R.H.C.

SCALE 1"=20'



S 02°13'38" E 2164.69'

N 02°44'19" W 370.00'

N 02°44'19" W 115.00'

N 87°15'41" E 3398.91'

P.O.C. SOUTHWEST CORNER OF 18.68913 ACRE TRACT VOL. 4223, PG. 83 D.R.H.C.

LOT 1 BLOCK 1  
NICHOLS ECHO LANE ESTATES  
F.C. NO. 692312  
M.R.H.C.

ACCESS ROAD LOT 31  
TRACT 1  
LARRY TIMMONS & BETTY TIMMONS  
C.F. NO. H499071  
O.P.R.H.C.  
0.3573 ACRES (15,562 SQ.FT.)  
(VACANT)

ACCESS ROAD LOT 32  
TRACT 2  
LARRY TIMMONS & BETTY TIMMONS  
C.F. NO. H499071  
O.P.R.H.C.  
0.3573 ACRES (15,562 SQ.FT.)  
(VACANT)

RESERVE "A"  
SHAO F. YANG  
C.F. NO. RP-2017-536318  
O.P.R.H.C.

HIDDEN ECHO (UNRECORDED)

ECHO LANE  
(60' R.O.W.) (VOL. 4203, PG. 49 D.R.H.C.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED INTO LARRY TIMMONS AND BETTY TIMMONS, RECORDED IN COUNTY CLERK'S FILE NO. H499071 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 09-10-21, UNDER G.F. NO. 3016921-04347.
- ALL BUILDING SET BACK LINES AS RECORDED IN VOL. 4113, PG. 376 D.R.H.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- BOUNDARY AGREEMENT AS RECORDED IN VOL. 4199, PG. 540 AND AMENDED IN VOL. 4337, PG. 211 D.R.H.C.
- AN EASEMENT TO H.L.&P. AS RECORDED IN VOL. 4469, PG. 465 & VOL. 5053, PG. 588 D.R.H.C. (NOT LOCATABLE BY DEED).
- EASEMENT AGREEMENT AND UTILITY AGREEMENT AS RECORDED IN VOL. 4629, PG. 1, VOL. 4643, PG. 468 AND VOL. 4648, PG. 220 D.R.H.C.

LEGEND

- OH — OVERHEAD UTILITY LINES
- P — POWER POLE
- S.S.E. = SANITARY SEWER EASEMENT

281-394-3122

G.F. #: 3016921-04347    ISSUE DATE: 09-10-21

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 0.3573 ACRES (15,562 SQUARE FEET) SITUATED IN THE GILBERT BROOKS SURVEY, ABSTRACT 6, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.3573 ACRES (15,562 SQUARE FEET) SITUATED IN THE GILBERT BROOKS SURVEY, ABSTRACT 6, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

RICHARD FUSSELL  
PROFESSIONAL LAND SURVEYOR  
RPLS# 4148

SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 21, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT: GRABA EQUITY CORP  
ADDRESS: ECHO LANE  
www.survey1inc.com  
survey1@survey1inc.com

FIELD CREW: MW  
TECH: EF  
DRAFTER: JB  
FINAL CHECK: EF  
DATE: 09-27-21  
JOB#: 9-102540-21

Survey 1, Inc.  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

**TRACT 1  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.3573 ACRES (15,562 SQUARE FEET) SITUATED  
IN THE GILBERT BROOKS SURVEY, ABSTRACT 6  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.3573 acres (15,562 square feet), situated in the Gilbert Brooks Survey, Abstract 6, Harris County, Texas, being all of a tract of land conveyed unto Larry Timmons and Betty Timmons by deed as recorded under County Clerk File No. H499071 of the Official Public Records of Harris County, Texas, being known as Access Road Lot 31, of Hidden Echo, an unrecorded subdivision out of a certain 18.68913 acre tract of land as recorded in Volume 4223, Page 83, of the Deed Records of Harris County, Texas. Said 0.3573-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said 18.68913 acre tract, being located South 02°13'36" East, a distance of 2164.69 feet, and North 87°15'41" East, a distance of 3398.91 feet, and North 02°44'19" West, a distance of 115.00 feet from the northwest corner of said Gilbert Brooks Survey;

THENCE North 02°44'19" West, along the west line of said 18.68913 acre tract, a distance of 370.00 feet to a point for the northwest corner of said 18.68913 acre tract;

THENCE North 87°15'41" East, along the north line of said 18.68913 acre tract, a distance of 672.50 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of Lot 1, in Block 1, of Nichols Echo Lane Estates, a subdivision in Harris County, as recorded in Film Code No. 692312 of the Map Records of Harris County, Texas, and being the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North 87°15'41" East, continuing along the north line of said 18.68913 acre tract, a distance of 100.00 feet to a found 1/2-inch iron rod with cap marked "RPLS 1184" for the northeast corner of said tract herein described;

THENCE South 02°44'19" East, a distance of 155.62 feet for the southeast corner and being in the north right-of-way line of Echo Lane (60.00 feet wide) (Volume 4203, Page 49, Deed Records of Harris County, Texas) for the southeast corner of said tract herein described (from which a 5/8-inch iron rod bears North 03°22' West, a distance of 0.4 feet);

THENCE South 87°15'41" West, along the north right-of-way line of said Echo Lane, a distance of 100.00 feet to a found 5/8-inch iron rod for the southeast corner of said Nichols Echo Lane Estates, and being the southwest corner of said tract herein described;

THENCE North 02°44'19" West, along the east line of said Nichols Echo Lane Estates, a distance of 155.62 feet to the POINT OF BEGINNING and containing 0.3573 acres (15,562 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Sept. 27, 2021, job number 9-102540-21.*



A handwritten signature in blue ink, appearing to read "Richard Fussell".



**TRACT 2  
DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.3573 ACRES (15,562 SQUARE FEET) SITUATED  
IN THE GILBERT BROOKS SURVEY, ABSTRACT 6  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.3573 acres (15,562 square feet), situated in the Gilbert Brooks Survey, Abstract 6, Harris County, Texas, being all of a tract of land conveyed unto Larry Timmons and Betty Timmons by deed as recorded under County Clerk File No. H499071 of the Official Public Records of Harris County, Texas, being known as Access Road Lot 32, of Hidden Echo, an unrecorded subdivision out of a certain 18.68913 acre tract of land as recorded in Volume 4223, Page 83, of the Deed Records of Harris County, Texas. Said 0.3573-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the southwest corner of said 18.68913 acre tract, being located South 02°13'36" East, a distance of 2164.69 feet, and North 87°15'41" East, a distance of 3398.91 feet, and North 02°44'19" West, a distance of 115.00 feet from the northwest corner of said Gilbert Brooks Survey;

THENCE North 02°44'19" West, along the west line of said 18.68913 acre tract, a distance of 370.00 feet to a point for the northwest corner of said 18.68913 acre tract;

THENCE North 87°15'41" East, along the north line of said 18.68913 acre tract, a distance of 772.50 feet to a found 1/2-inch iron rod with cap marked "RPLS 1184" for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North 87°15'41" East, continuing along the north line of said 18.68913 acre tract, a distance of 100.00 feet to a found 5/8-inch iron rod for the northeast corner of said tract herein described;

THENCE South 02°44'19" East, a distance of 155.62 feet to a found 5/8-inch iron rod for the in the north right-of-way line of Echo Lane (60.00 feet wide) (Volume 4203, Page 49, Deed Records of Harris County, Texas) for the southeast corner of said tract herein described;

THENCE South 87°15'41" West, along the north right-of-way line of said Echo Lane, a distance of 100.00 for the southwest corner of said tract herein described (from which a 5/8-inch iron rod bears North 03°22' West, a distance of 0.4 feet);

THENCE North 02°44'19" West, a distance of 155.62 feet to the POINT OF BEGINNING and containing 0.3573 acres (15,562 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Sept. 27, 2021, job number 9-102540-21.*



A handwritten signature in blue ink, appearing to be "R. Fussell", written over a light blue grid background.

