

CM 1/2" I.R. WITH RPLS 4388 CAP
PORFIRIO SANCHEZ NINO PART OF LOT 58 (DESCRIBED IN CF NO. F737990) (A.K.A. TRACT 58F)
O' DELL SMITH & THELMA GROTHE SMITH PART OF LOT 58 (CF NO. L180915) (A.K.A. LOT 58C)
PORFIO SANCHEZ NINO & MARIA SOPHIA SANCHEZ PART OF LOT 58 (CF NO. 20110198563) (A.K.A. TRACT 58G)

TRACT 58J 0.27 ACRE TRACT HARRIS COUNTY, TEXAS

BEING A 0.27 ACRE TRACT OF LAND KNOWN AS TRACT 58J, BEING A PORTION OF LOT 58, WAVERLY FARMS, A SUBDIVISION OUT OF THE MALCOM MCAULEY SURVEY A-577, HARRIS COUNTY, TEXAS AND RECORDED IN VOLUME 16, PAGE 57, MAP RECORDS, HARRIS COUNTY, TEXAS. THE SAID 0.27 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN CF. NO. 20120230342, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a 1/2" iron rod set on the South line of Grab Road, at the Northeast corner of that certain Wesley E. Smith tract known as Tract 58H, for the Northwest corner of this tract, from which a 1/2" iron rod found at the Northwest corner of a tract known as Tract 58G, described in CF. NO. 20110198563, (O.P.R.H.C.T.), bears S88°21'38"W, a distance of 140.00 feet.

THENCE N88°21'38"E, along the South line of Grab Road, a distance of 70.00 feet to a 1/2" iron rod set on the South line of Grab Road, at the Northwest corner of a tract known as Tract 58E, described in CF. NO. H521127, (O.P.R.H.C.T.), for the Northeast corner of this tract.

THENCE S01°38'22"E, through the interior of said Lot 58, along the common line of said Tract 58E and this tract, a distance of 170.00 feet to a point on the North line of Restricted Reserve "A", Waverly Drive Elementary School, a subdivision recorded in Film Code No. 349088, Map Records, Harris County, Texas, same being the South line of said Lot 58, at the Southwest corner of said Tract 58E, for the Southeast corner of this tract, from which a fence post found for reference bears N34°57'51"E, a distance of 0.71 feet.

THENCE S88°21'38"W, along the common line of said Lot 58 and Restricted Reserve "A", a distance of 70.00 feet to a 1/2" iron rod set on said common line, at the Southeast corner of said Tract 58H, for the Southwest corner of this tract.

THENCE N01°38'22"W, through the interior of said Lot 58, along the common line of said Tract 58H and this tract, a distance of 170.00 feet to the POINT OF BEGINNING of this tract and containing 0.27 acres of land, more or less.

WESLEY E. SMITH PART OF LOT 58 (A.K.A. TRACT 58H)

N 01°38'22" W 170.00' (CALLED) NORTH 170.00'

VACANT LOT 0.27 ACRES TRACT (A.K.A. TRACT 58J) (CF NO. 20120230342) 11900 SQ. FT.

S 01°38'22" E 170.00' SOUTH 170.00' (CALLED)

FLOOD INFORMATION FIRM: 48201C PANEL: 0480 M REV. DATE: 06/09/2014 ZONE: "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.

SURVEYOR'S NOTE(S): THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS & 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.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 8991-24-45137 ISSUED ON 04/10/24.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
EASEMENT LINE
BUILDING SETBACK LINE
CHAINLINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
SET 1/2" IRON ROD WITH CAP
FOUND IRON ROD
FOUND METAL PIPE
FENCE POST
CONTROL MONUMENT

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY and FPP377 LLC, A LIMITED LIABILITY COMPANY 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 0.27 ACRE PARCEL OF LAND recorded in Clerk's File 20120230342, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the MALCOLM MCAULEY SURVEY, A-577 Borrower/Owner: FPP377 LLC, A LIMITED LIABILITY COMPANY Address: 0 GRAB RD., HOUSTON, TEXAS 77032 GF No. 8991-24-45137

"BOUNDARY" SURVEY

Table with columns: JOB NO., NO., REVISION, DATE, DATE, DRAWN BY, APPROVED BY



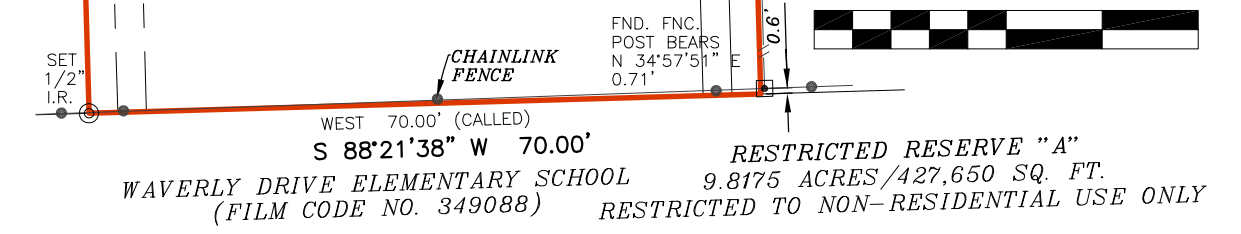
FIRM REGISTRATION NO. 10190700 DONALD MATT COOKSTON, R.P.L.S. Registered Professional Land Surveyor Registration No. 4733 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 16, PAGE 57, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 1442, PAGE 12, DEED RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. F467704, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors Tel: 281-940-8869 Fax: 281-207-6476 999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209



RESTRICTED RESERVE "A" 9.8175 ACRES/427,650 SQ. FT. RESTRICTED TO NON-RESIDENTIAL USE ONLY WAVERLY DRIVE ELEMENTARY SCHOOL (FILM CODE NO. 349088)