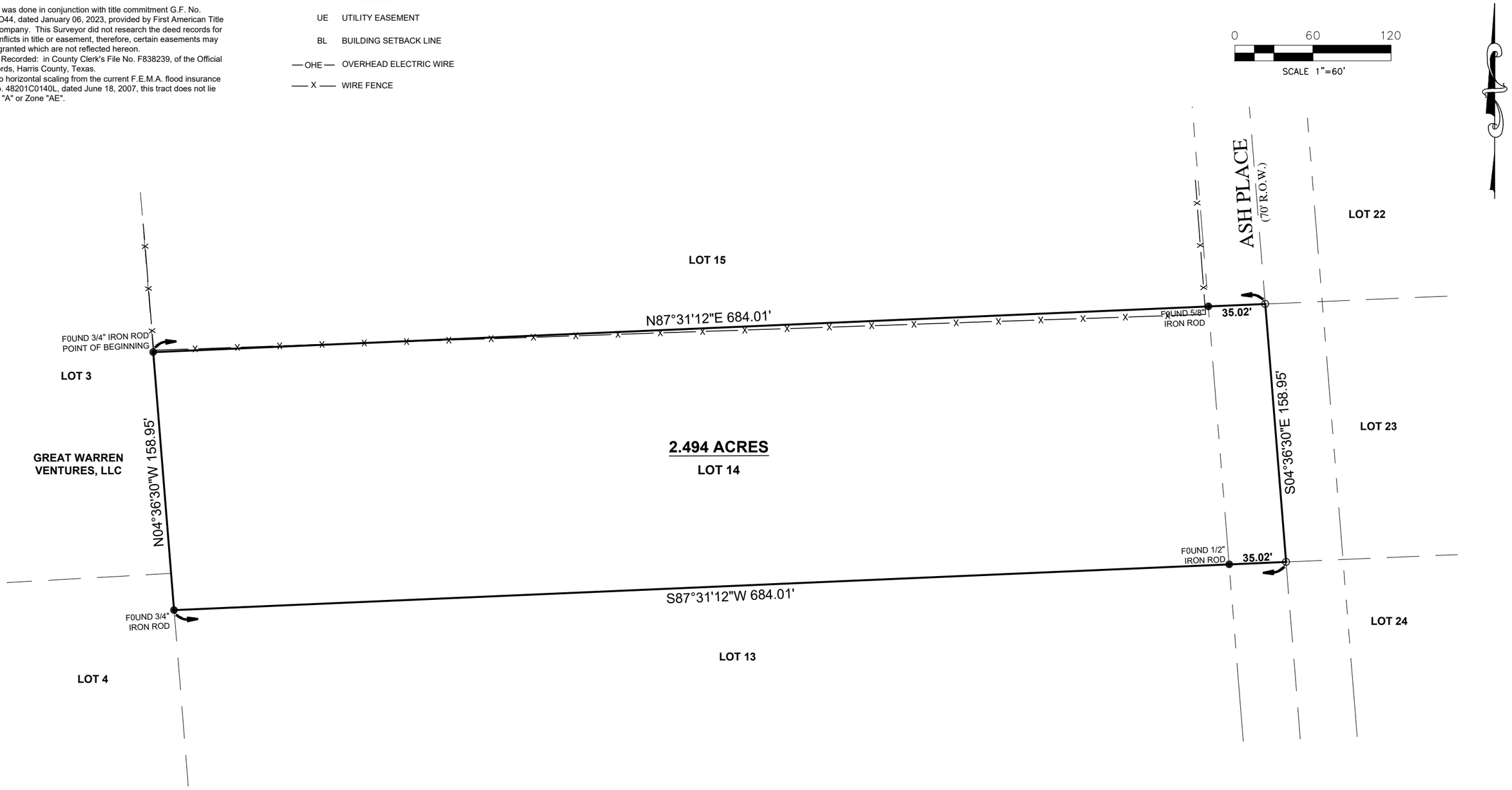
NOTES

1. This survey was done in conjunction with title commitment G.F. No. 2790509-HO44, dated January 06, 2023, provided by First American Title Guaranty Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. Easement: Recorded: in County Clerk's File No. F838239, of the Official Public Records, Harris County, Texas.
3. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48201C0140L, dated June 18, 2007, this tract does not lie within Zone "A" or Zone "AE".

LEGEND

UE	UTILITY EASEMENT
BL	BUILDING SETBACK LINE
— OHE —	OVERHEAD ELECTRIC WIRE
—— X ——	WIRE FENCE



JOB NUMBER:	23017_R0
SURVEY MADE FOR:	MARK SALVATO
DATE:	01/21/2023
FIELD CREW:	KB
OFFICE:	JL, AW, AT

SURVEY OF: A 2.494 ACRE TRACT, SITUATED IN THE E.L. BRANHAM SURVEY, A-167, HARRIS COUNTY, TEXAS, AND BEING LOT 14, OF MAGNOLIA ESTATES, SECTION ONE, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS.

STATE OF TEXAS · REGISTERED · ANDREW P. TITCOMB · 6951 · PROFESSIONAL LAND SURVEYOR

I, Andrew P. Titcomb, certify that this survey was performed under my supervision on January 19, 2023; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

Andrew P. Titcomb

ANDREW P. TITCOMB, R.P.L.S. #6951

85 ASH PLACE
NEW CANEY, TEXAS 77357

TC SURVEY & MAPPING
9711 MASON RD. STE. 125 #416
RICHMOND, TEXAS 77407
PHONE (832) 600-2510
atitcomb@tcsurveyandmapping.com
TBPELS Firm 10194775

TC SURVEY & MAPPING
9711 MASON ROAD STE 125 #416
RICHMOND, TEXAS, 77407

Field notes for a survey of a 2.494 acre tract of land, situated in the E. L. Branham Survey, Abstract No. 167, Harris County, Texas, and being Lot 14 of Magnolia Estates Section One, an unrecorded subdivision, said 2.494 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of a 417.898 acre tract in the south line of a Champion Paper and Fiber Co. Tract and east line of Huffman-Cleveland Road;

THENCE N 87 deg. 31 min. 12 sec. E, 871.20 feet along the south line of said Champion Paper and Fiber Co. Tract and north line of said 417.898 acre tract to a point;

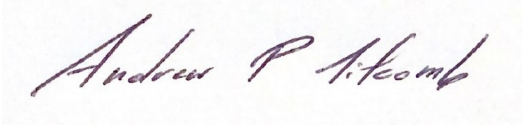
THENCE S 04 deg. 36 min. 30 sec. E, 636.31 feet to a 3/4 inch iron rod found at the southwest corner of Lot 15 of said subdivision, and also marking the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE N 87 deg. 31 min. 12 sec. E along the common line of said Lots 14 and 15, at 648.99 feet passing a found 5/8 inch iron rod in the west right-of-way line of Ash Place, a 70 feet wide roadway, and continuing for a total distance of 684.01 feet to a point in the center line of said Ash Place, marking the southeast corner of said Lot 15, and also marking the northeast corner of the herein described tract;

THENCE S 04 deg. 36 min. 30 sec. E, 158.95 feet along said center line of Ash Place and east line of said Lot 14 to a point being the northeast corner of Lot 13 of said subdivision, and also being the southeast corner of the herein described tract;

THENCE S 87 deg. 31 min. 12 sec. W along the common line of said Lots 13 and 14, at 35.02 feet passing a 1/2 inch iron rod found in said west right-of-way line of Ash Place, and continuing for a total distance of 684.01 feet to a 3/4 inch iron rod found for the northwest corner of said Lot 13, and also marking the southwest corner of the herein described tract;
\
THENCE N 04 deg. 36 min. 30 sec. W, 158.95 feet along the west line of said Lot 14 to the POINT OF BEGINNING, and containing 2.494 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)





Andrew P. Titcomb
R.P.L.S. No. 6951