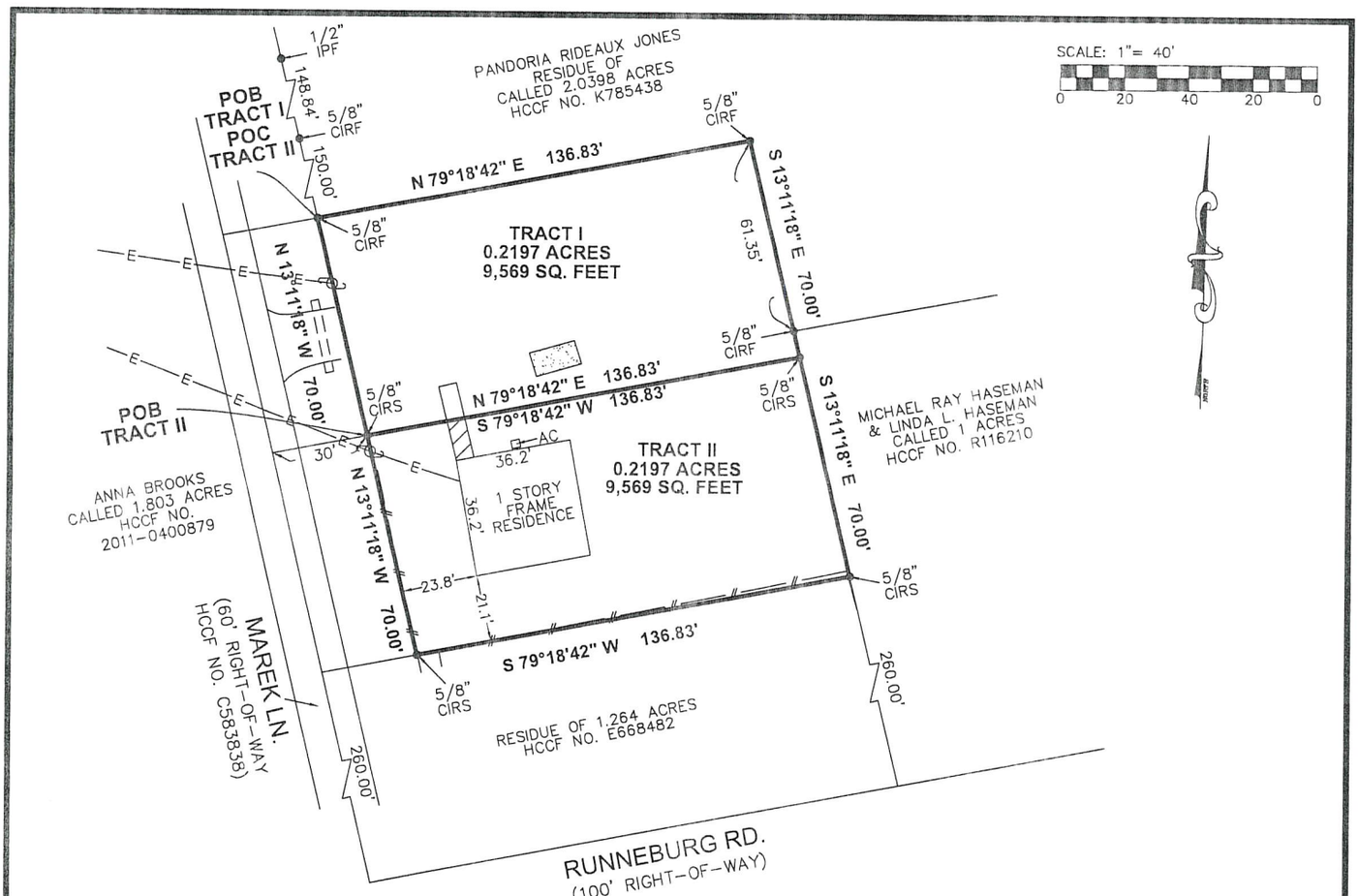


TRACT I
LEGAL DESCRIPTION 0.2197 ACRES
JULIANA MALLEY LEAGUE, ABSTRACT NO. 48
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.2197 OF AN ACRE (9,569 SQUARE FEET) OF LAND SITUATED IN THE JULIANA MALLEY LEAGUE, ABSTRACT NO. 48, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 1.53 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. N773598, AND BEING THE RESIDUE OF A CALLED 0.2678 ACRE TRACT CONVEYED FROM MARTHA B. ELLINGTON TO FRANK A. MATTHEWS AND LYDIA L. MATTHEWS RECORDED IN HARRIS COUNTY CLERKS FILE NO. N773598, SAID 0.2197 OF AN ACRE 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 FOUND IN THE EAST RIGHT OF WAY LINE OF MAREK LANE (60 FOOT RIGHT OF WAY), THE NORTH LINE OF SAID 1.53 ACRE TRACT, AND IN THE NORTH LINE OF SAID 0.2678 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 79 DEGREES 18 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.53 ACRE TRACT, A DISTANCE OF 136.83 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 1.53 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID 0.2678 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 13 DEGREES 11 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID 1.53 ACRE TRACT, PASS AT 61.35 FEET A 5/8 INCH CAPPED IRON ROD FOR THE NORTHWEST CORNER OF THE MICHAEL RAY HASEMAN AND LINDA L. HASEMAN CALLED 1 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. R116210, IN ALL A DISTANCE OF 70.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF A 0.2197 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 79 DEGREES 18 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.2197 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, A DISTANCE OF 136.83 FEET A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF SAID MAREK LANE FOR THE NORTHWEST CORNER OF SAID 0.2197 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 13 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID MAREK LANE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2197 OF AN ACRE OF LAND, MORE OR LESS.

TRACT II
LEGAL DESCRIPTION 0.2197 ACRES
JULIANA MALLEY LEAGUE, ABSTRACT NO. 48
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.2197 OF AN ACRE (9,569 SQUARE FEET) OF LAND SITUATED IN THE JULIANA MALLEY LEAGUE, ABSTRACT NO. 48, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 1.53 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. N773598, AND BEING OUT OF AND A PART OF A CALLED 1.264 ACRE TRACT CONVEYED FROM KENNETH SMITH AND BETTY SMITH TO FRANK ARNOLD MATTHEWS AND LYDIA L. MATTHEWS RECORDED IN HARRIS COUNTY CLERKS FILE NO. E668482, SAID 0.2197 OF AN ACRE 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 5/8 INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF MAREK LANE (60 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID 1.53 ACRE TRACT, FOR THE NORTHWEST CORNER OF A 0.2197 ACRE TRACT CALLED TRACT I SURVEYED THIS DAY;

THENCE SOUTH 13 DEGREES 11 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID MAREK LANE, AND WITH THE WEST LINE OF SAID 0.2197 ACRE TRACT CALLED TRACT I SURVEYED THIS DAY, A DISTANCE OF 70.00 FEET A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF SAID 1.264 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID 0.2197 ACRE TRACT CALLED TRACT I SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 79 DEGREES 18 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.264 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 0.2197 ACRE TRACT CALLED TRACT I SURVEYED THIS DAY, A DISTANCE OF 136.83 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST LINE OF THE MICHAEL RAY HASEMAN AND LINDA L. HASEMAN CALLED 1 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. R116210 FOR THE SOUTHEAST CORNER OF SAID 0.2197 ACRE TRACT CALLED TRACT I SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF SAID 1.264 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 13 DEGREES 11 MINUTES 18 SECONDS EAST, AND THE WEST LINE OF SAID MICHAEL RAY HASEMAN AND LINDA L. HASEMAN CALLED 1 ACRE TRACT, A DISTANCE OF 70.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 79 DEGREES 18 MINUTES 42 SECONDS WEST, ACROSS SAID 1.264 ACRE TRACT, A DISTANCE OF 136.83 FEET A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF SAID MAREK LANE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 13 DEGREES 11 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID MAREK LANE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2197 OF AN ACRE 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. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. CTH-BTF-CTT22757669 OF CHICAGO TITLE.
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 OF REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE, ELVA VILLAFUERTE AND RAMIRO CANAS, 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 APRIL 29, 2022. 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 CLERKS FILE
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
—E— OVERHEAD ELECTRIC LINES
—//— WOOD FENCE
COVERED AREA
CONCRETE
UTILITY POLE
IPF – IRON PIPE FOUND
CIRF – CAPPED IRON ROD FOUND
CIRS – CAPPED IRON ROD SET
F.I.R.M. – FLOOD INSURANCE RATE MAP
AC – AIR CONDITIONER

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48201C0545L, DATED AUG 18, 2007, 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

TRACT I

BEING A TRACT OR PARCEL CONTAINING 0.2197 OF AN ACRE (9,569 SQUARE FEET) OF LAND SITUATED IN THE JULIANA MALLEY LEAGUE, ABSTRACT NO. 48, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 1.53 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. N773598, AND BEING THE RESIDUE OF A CALLED 0.2678 ACRE TRACT CONVEYED FROM MARTHA B. ELLINGTON TO FRANK A. MATTHEWS AND LYDIA L. MATTHEWS RECORDED IN HARRIS COUNTY CLERKS FILE NO. N773598.

TRACT II

BEING A TRACT OR PARCEL CONTAINING 0.2197 OF AN ACRE (9,569 SQUARE FEET) OF LAND SITUATED IN THE JULIANA MALLEY LEAGUE, ABSTRACT NO. 48, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 1.53 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. N773598, AND BEING OUT OF AND A PART OF A CALLED 1.264 ACRE TRACT CONVEYED FROM KENNETH SMITH AND BETTY SMITH TO FRANK ARNOLD MATTHEWS AND LYDIA L. MATTHEWS RECORDED IN HARRIS COUNTY CLERKS FILE NO. E668482.

ADDRESS: 15710 MAREK LN.
CROSBY, TX 77532

BUYER: ELVA VILLAFUERTE & RAMIRO CANAS

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ANAHUAC, TX 77514
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JOB NO: 387-22	*DATE: 04-29-22*
DRAWN BY: AL	*SCALE: 1"= 40'*