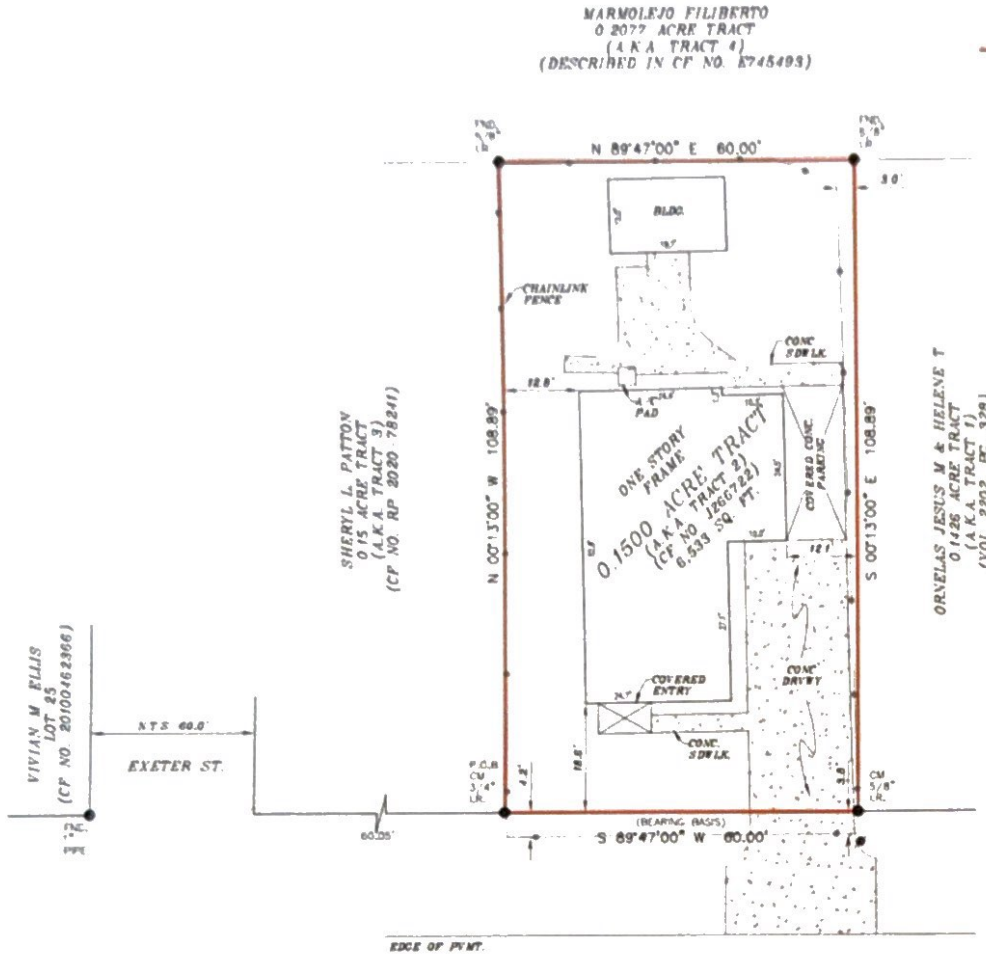


LEGEND

These standard symbols will be found in the drawing

- BOUNDARY LINE
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- CM CONTROL MONUMENT

0.1500 Acre (6,533 Square Feet)
H & T C R R Company Survey, Abstract Number 427
Harris County, Texas

BEING a 0.1500 acre (6,533 Sq. Ft.) tract situated in the H & T C R R Company Survey, A-427, being known as Tract 2, Marmolejo Filiberto 0.2077 acre tract, being a re-subdivision of Lot 1, Block 1, Hirschfeld Subdivision, (unrecorded) per map recorded in Volume 666, Page 27, Deed Records, Harris County, Texas, (D.R.H.C.T.), being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch pipe found in the north right-of-way (R.O.W.) line of Skinner Road (60 feet wide) marking the southeast corner of a called 0.2077 acre tract conveyed to Sheryl L. Patton by deed of record under Clerk's File No. RP-2020-78241, (O.R.H.C.T.) and marking the southwest corner of the herein described tract;

THENCE N 00°13'00" W, 108.89 feet along the west line of said called 0.15 acre tract to a 5/8 inch iron rod found marking the northwest corner of the herein described tract;

THENCE N 89°47'00" E, 60.00 feet with the south line of that called 0.2077 acre tract conveyed to Marmolejo Filiberto by deed of record under Clerk's File No. E745493, (D.R.H.C.T.) to a 5/8 inch iron rod found marking the northeast corner of the herein described tract;

THENCE S 00°13'00" E, 108.89 feet with the west line of that called 0.1426 acre tract conveyed to Jesus M. and Helen T. Orvelas by deed of record in Volume 2202, Page 328, (D.R.H.C.T.) to a 5/8 inch iron rod found in the north R.O.W. line of the aforementioned Skinner Road marking the southeast corner of the herein described tract;

THENCE S 89°47'00" W, 60.00 feet with the north R.O.W. line of said Skinner Road to the **POINT OF BEGINNING** and **CONTAINING** 0.1500 acre (6,533 Sq. Ft.) of land.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY RADIAN TITLE INSURANCE INC. GF NO. 1280074829 ISSUED ON 09/09/20.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
FIRM# 48201C PANEL# 0680 L
REV. DATE: 06/18/2007
ZONE: "X"

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 DEPICT SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE
0' 20' 40'

I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **RADIAN TITLE INSURANCE, INC.** and **BAU HOLDINGS II LLC** that the above map is true and correct according to of 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 0.1500 ACRE PARCEL OF LAND** recorded in Clerk's File **1266722** of the Map/Deed records of **HARRIS** County, Texas, located in the **H. & T. C. R. R. COMPANY SURVEY, A-427**
Borrower: **BAU HOLDINGS II LLC**
Address: **1909 SKINNER RD. HOUSTON, TX 77093** GF No. **1280074829**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
Tel: 281.940.1669 Fax: 281.207.6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78232

LAND TITLE SURVEY

	REVISION	DATE

STATE OF TEXAS
REGISTERED
RODRIC R. REESE
5883
PROFESSIONAL
LAND SURVEYOR

Rodric R. Reese

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1319

RODRIC R. REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883