

COUNTY OF HARRIS
 VOL. 792, PG. 359
 H.C.D.R.
 (TRACT 2 - 6.95 ACRES)

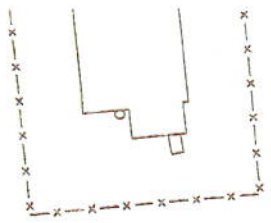
F.M. 2100
 (HUFFMAN-CLEVELAND ROAD)
 (R.O.W. WIDTH VARIES)

3/8" IRON ROD
 N01°28'44"W 345.06' EXISTING R.O.W.
 (CALLED N2°39'54"E 345.02')

P.O.B.
 N=13,962.684,20
 E=3,198,787.05
 STA. 246+79.24
 75.00' RT

LINE	BEARING	DISTANCE
L1	S87°50'31"W	21.09'

JOSE ANTONIO RODRIGUEZ
 AND SALVADOR RODRIGUEZ
 NOVEMBER 17, 2021
 H.C.C.F. NO. RP-2021-666727
 O.P.R.R.P.H.C.T.
 (5.100 ACRES / 222,154 SQ. FT.)



S87°50'31"W 626.89'
 (CALLED N87°59'34"W 646.52')

109
 P00080713
 0.1598 AC.
 6,959 SQ. FT.

JAMES PATRICK SANDELL
 JANUARY 13, 1995
 H.C.C.F. NO. 5279265
 F.C. NO. 511-39-0467
 O.P.R.R.P.H.C.T.
 BEING FURTHER DESCRIBED IN
 H.C.C.F. NO. L832867
 F.C. NO. 126-77-0540
 O.P.R.R.P.H.C.T.
 (TRACT 12- 5.100 ACRES)

JAMES H. ISBELL SURVEY A-473

3/8" IRON ROD

(CALLED S1°48'W 250.58')

MATCH LINE SEE PAGE 6



LEGEND

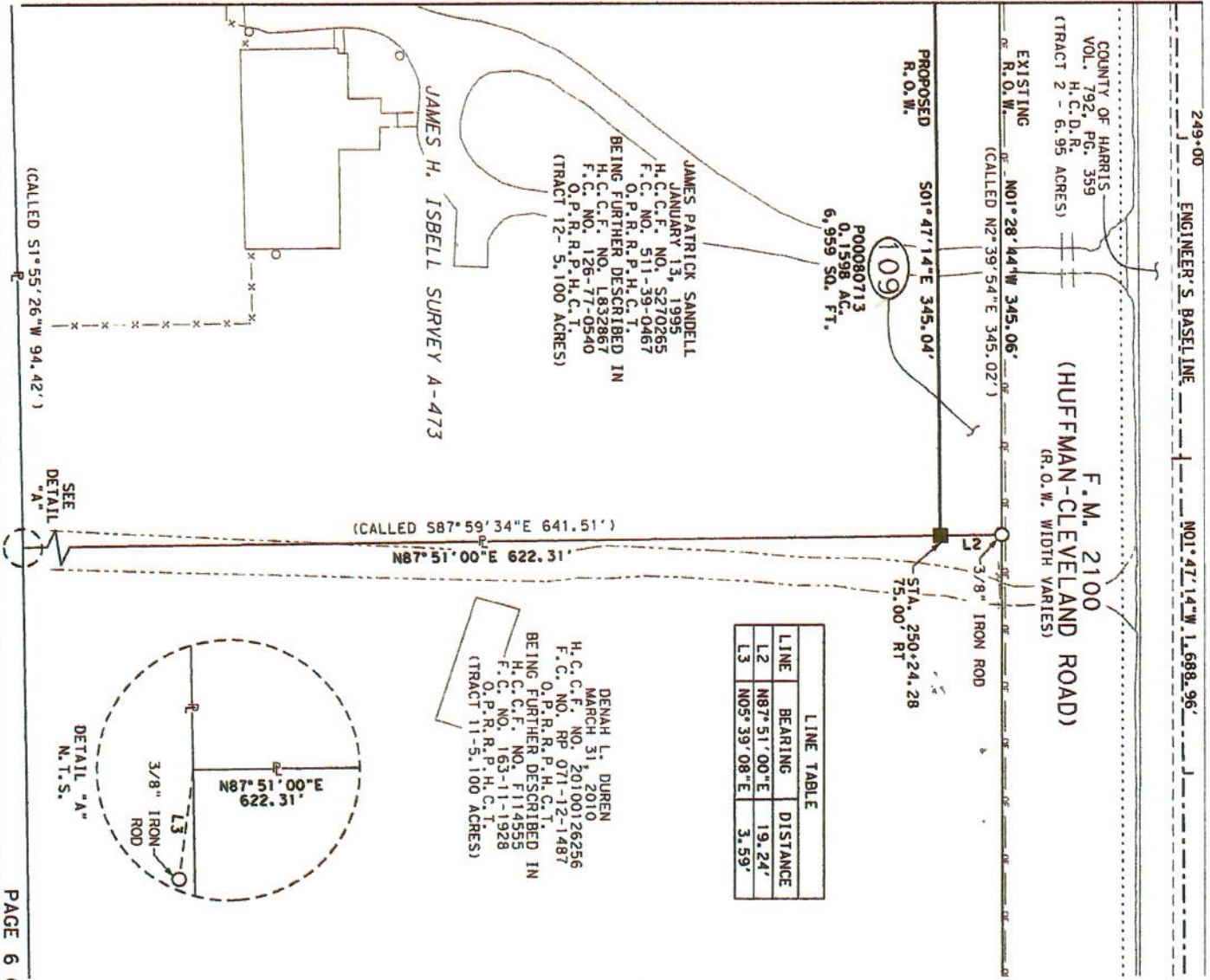
- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP (UNLESS NOTED)
- PROPERTY LINE
- DEED LINE (COMMON OWNERSHIP)
- BREAK LINE - DISTANCE NOT TO SCALE
- - - EASEMENT LINE (AS NOTED)
- () RECORD INFORMATION
- F.C. FILM CODE
- H.C.C.F. HARRIS COUNTY CLERK FILE
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- N.T.S. NOT TO SCALE
- O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY



McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591
 www.mcgray.com

PARCEL PLAT SHOWING
 PARCEL 109
 PARCEL ID# P00080713
 FM 2100 (SH99 TO HUFFMAN-CLEVELAND ROAD NORTH)
 HARRIS COUNTY, TEXAS
 R.C.S.J.: 1062-02-029

DATE: JULY 2024 SCALE: 1" = 50'



249+00 ENGINEER'S BASELINE
 COUNTY OF HARRIS
 VOL. 792, PG. 359
 H.C.D.R. (TRACT 2 - 6.95 ACRES)
 F.M. 2100
 (HUFFMAN-CLEVELAND ROAD)
 (R.O.W. WIDTH VARIES)

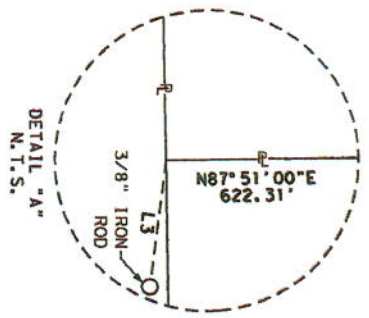
JAMES PATRICK SANDELL
 JANUARY 13, 1995
 H.C.C.F. NO. S270265
 F.C. NO. 511-39-0467
 O.P.R.P.H.C.T.
 BEING FURTHER DESCRIBED IN
 H.C.C.F. NO. L832867
 F.C. NO. 126-77-0540
 O.P.R.P.H.C.T.
 (TRACT 12-5.100 ACRES)

JAMES H. ISBELL SURVEY A-473

LINE	BEARING	DISTANCE
L2	N87°51'00"E	19.24'
L3	N05°39'08"E	3.59'

DENAH L. DUREN
 MARCH 31, 2010
 H.C.C.F. NO. 20100126256
 F.C. NO. RP 071-12-1487
 O.P.R.P.H.C.T.
 BEING FURTHER DESCRIBED IN
 H.C.C.F. NO. F114555
 F.C. NO. 163-11-1928
 O.P.R.P.H.C.T.
 (TRACT 11-5.100 ACRES)

SEE
 DETAIL
 "A"



LEGEND

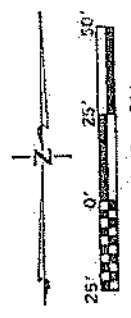
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- PROPERTY LINE
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 PARCEL 109
 PARCEL ID# P00080713
 FM 2100 (SH99 TO HUFFMAN-CLEVELAND ROAD NORTH)
 HARRIS COUNTY, TEXAS
 R.C.S.J.: 1062-02-029

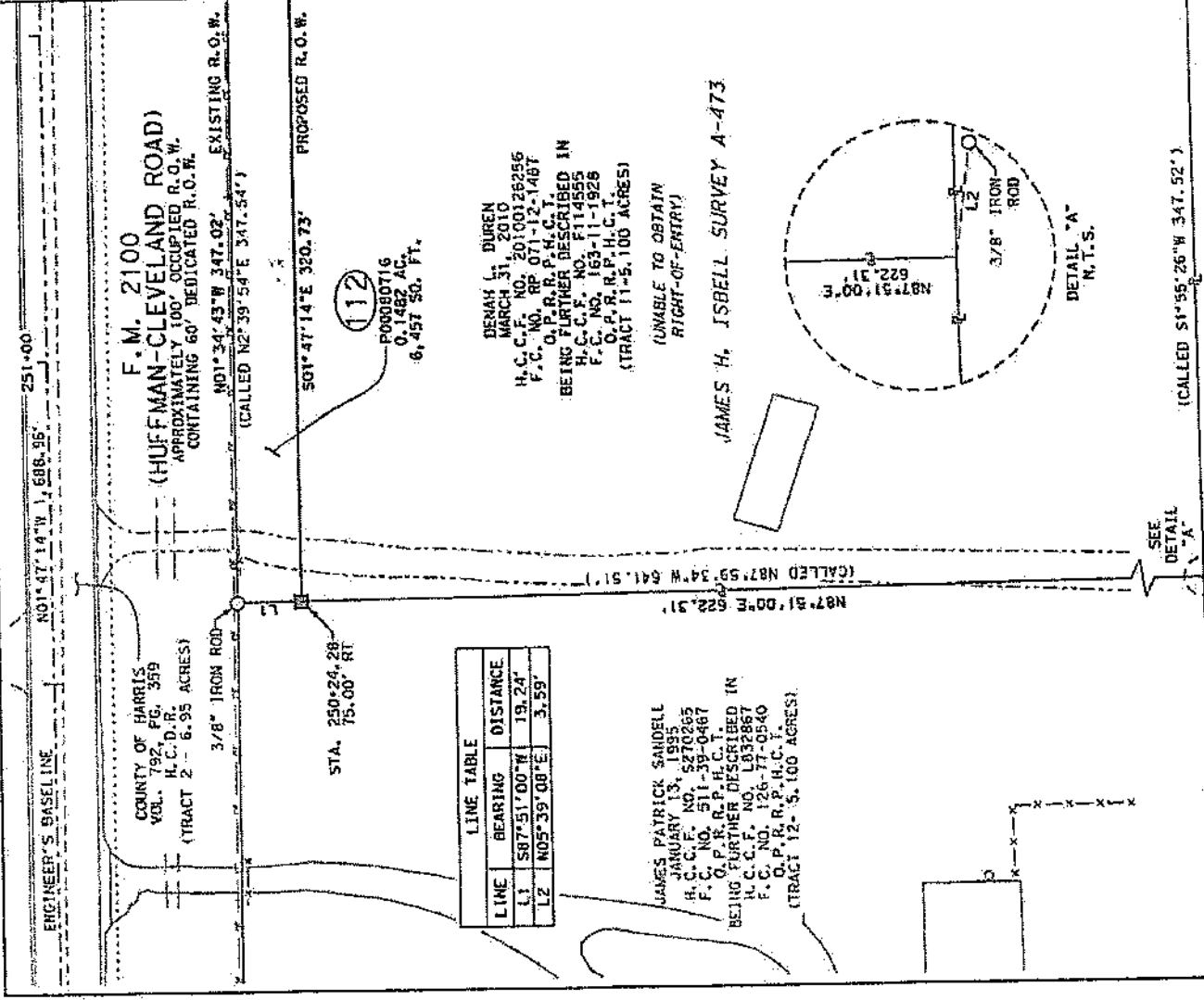
DATE: JULY 2024 SCALE: 1" = 50'



LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH TxDOT ALUMINIUM CAP (UNLESS NOTED)
- R PROPERTY LINE
- DEED LINE (COMMON OWNERSHIP)
- BREAK LINE - DISTANCE NOT TO SCALE
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- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY

MATCH LINE WITH PAGE 1



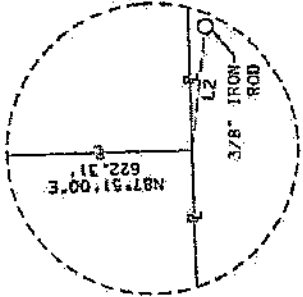
LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°51'00"W	19.24'
L2	N05°39'00"E	3.59'

JAMES PATRICK SANDOELL
 JANUARY 13, 1982
 H.C.C.F. NO. 5170265
 F.C. NO. 51-39-0467
 O.P.R.P.H.C.T.
 BEING FURTHER DESCRIBED IN
 H.C.C.F. NO. 1333887
 F.C. NO. 126-10684
 O.P.R.P.H.C.T.
 (TRACT 12 - 5.100 ACRES)

DENAK L. DUREN
 MARCH 31, 2010
 H.C.C.F. NO. 20100126256
 F.C. NO. RP 071-12-1487
 O.P.R.P.H.C.T.
 BEING FURTHER DESCRIBED IN
 H.C.C.F. NO. F114555
 F.C. NO. 163-11-1926
 O.P.R.P.H.C.T.
 (TRACT 11-5.100 ACRES)
 UNABLE TO OBTAIN
 RIGHT-OF-ENTRY

JAMES H. ISBELL SURVEY A-473



DETAIL "A"
N.T.S.

SEE
DETAIL
"A"

(CALLED S1°55'26"W 347.52')

Texas Department of Transportation

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PARCEL 112
 PARCEL ID# P0080716
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 HARRIS COUNTY, TEXAS
 R.C.S.J.: 1062-02-029

