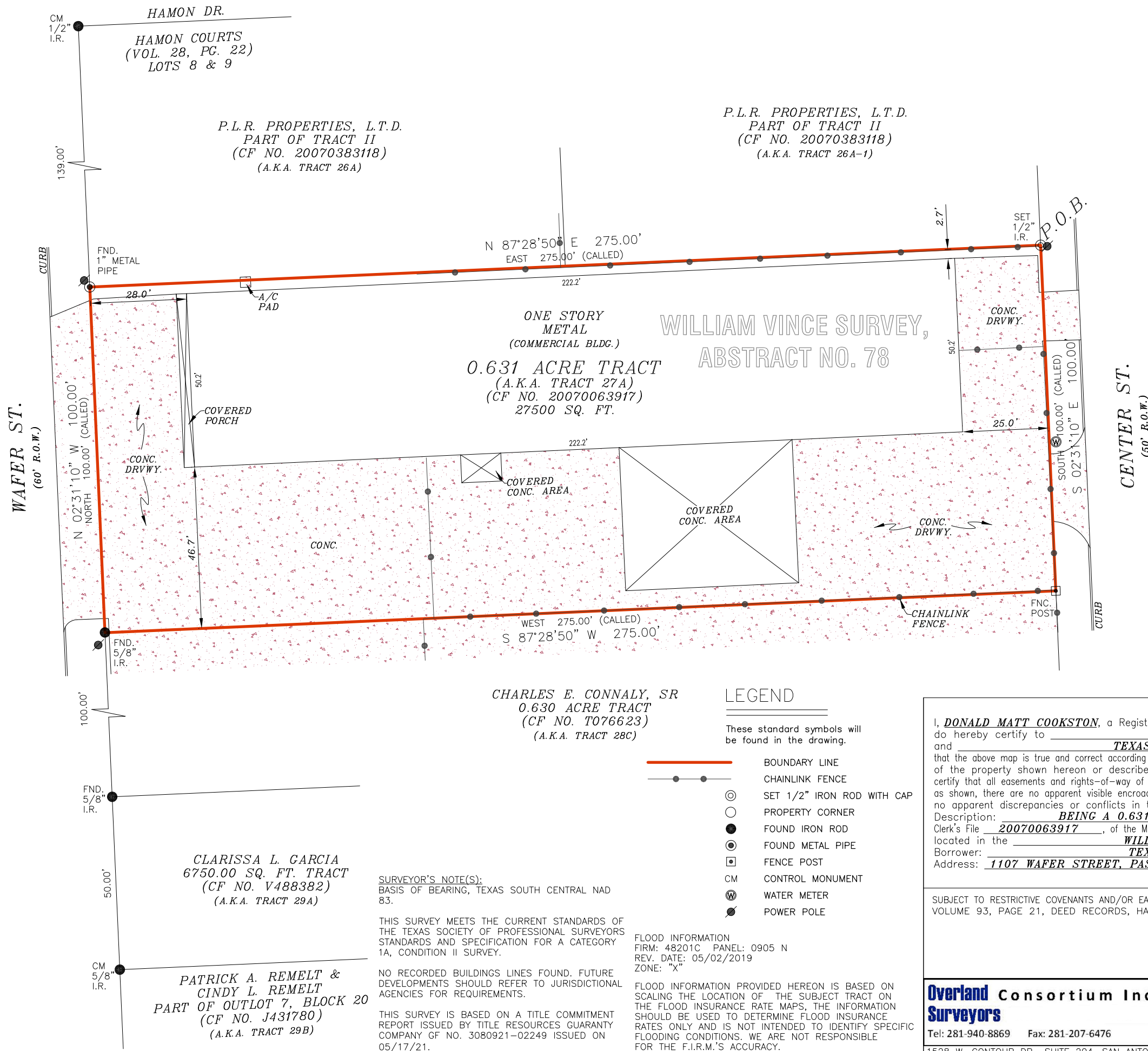




0.631 ACRE TRACT
WILLIAM VINCE SURVEY, ABSTRACT 78
HARRIS COUNTY, TEXAS

BEING A 0.631 ACRE TRACT OF LAND OUT OF LOTS 27 AND 28 OF WARREN OAKS, AN UNRECORDED SUBDIVISION OUT OF OUTLOT 7, BLOCK 20 OF THE TOWNSITE OF PASADENA, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93, PAGE 21 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS A 0.631 ACRE TRACT AS RECORDED IN CLERK'S FILE NO. 20070063917, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod set on the West right-of-way line of Center Street (50' R.O.W.) at the Northeast corner of said 0.631 acre tract for the Northeast corner hereof;

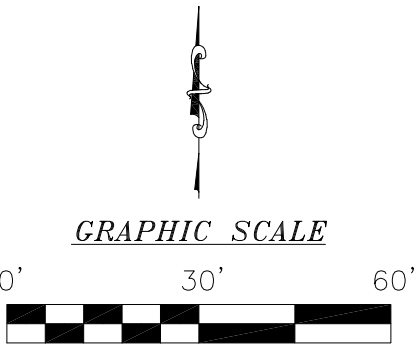
THENCE S 02°31'10" E along the West line of said Center Street for a distance of 100.00 feet to a chain link fence corner found for the Southeast corner hereof, same being the Northeast corner of that certain Charles Connaly, Sr., 0.630 acre tract recorded in Clerk's File No. T076623, (O.P.R.H.C.T.);

THENCE S 87°28'50" W with the common North line of said 0.630 acre tract for a distance of 275.00 feet to a 5/8 inch iron rod found on the East right-of-way line of Wafer Street (60' R.O.W.) for the Southwest corner hereof;

THENCE N 02°31'10" W along the East line of said Wafer Street for a distance of 100.00 feet to a 1 inch iron pipe found for the Northwest corner hereof, same being the Southwest corner of that certain "Tract II" as described in Clerk's File No. 20070383118, (O.P.R.H.C.T.);

THENCE N 87°28'50" E along the common South line of said "Tract II" for a distance of 275.00 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.631 acre (27500 Sq. FT.) of land.

BEARING BASIS: TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, NAD 83.



CHARLES E. CONNALY, SR
0.630 ACRE TRACT
(CF NO. T076623)
(A.K.A. TRACT 28C)

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - CHAINLINK FENCE
 - SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - FOUND METAL PIPE
 - FENCE POST
 - CM CONTROL MONUMENT
 - WATER METER
 - POWER POLE

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

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

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080921-02249 ISSUED ON 05/17/21.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0905 N
REV. DATE: 05/02/2019
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 IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **AMERICAN TITLE COMPANY** and **TEXAS RE INVESTMENTS** 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 0.631 ACRE PARCEL OF LAND** recorded in Clerk's File **20070063917**, of the Map/Deed and Plat Records of **HARRIS** County, Texas. located in the **WILLIAM VINCE SURVEY, A-78**

Borrower: **TEXAS RE INVESTMENTS**

Address: **1107 WAFER STREET, PASADENA, TX 77506** GF No. **3080921-02249**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 93, PAGE 21, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2106026974	NO.	REVISION	DATE
DATE:	06/21/21			
DRAWN BY:	TM			
APPROVED BY:	DMC			



Donald M. Cookston

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **4733**
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