

FINDINGS AND DECLARATIONS:

WHEREAS, Commissioners Court of Harris County, Texas, has received and reviewed the survey(s) of property to be acquired for the public project known as Harris County Engineering - Street and Drainage Improvements, UPIN 20102MF1DJ01, for the purpose of roadway construction, sixteen (16) roadway easement tracts and one (1) drainage easement tract in Harris County, Texas (referred to herein as “the Project”), it is **FOUND AND DECLARED** that:

Public necessity exists for the acquisition of the real property identified and/or described in the survey(s) attached hereto as exhibits and any improvements thereon (referred to herein as “the Property”).

IT IS, THEREFORE, DECLARED that:

1. Public necessity exists for the Project and for the mandatory acquisition of the Property;
2. The Real Property Division is authorized and directed to obtain appraisal(s), survey(s), title information pertaining to the Property; that official purchase offer(s) be made based on appraised value and to negotiate for the purchase of roadway easements and drainage easement in the Property, including, but not necessarily limited to closing costs;
3. The Real Property Division is authorized and directed to provide relocation assistance to displaced property owners or tenants;
4. The Real Property Division is authorized and directed to sign any and all documents required to close the transactions contemplated hereby;
5. The County Attorney of Harris County, Texas, is authorized the use of the power of eminent domain to acquire the Property in the event negotiations fail;
6. The County Judge, County Attorney, the County Clerk, the County Auditor, the County Treasurer; and Harris County Engineering Department are authorized and directed to perform any and all necessary acts, within their respective duties, toward the final acquisition of the Property within the Project and the payment of compensation therefor.

<u>Tract No.</u>	<u>Size</u>	<u>Property interest</u>
Parcel 7	0.0852 acres	roadway easement
Parcel 8	0.0876 acres	roadway easement
Parcel 9	0.1303 acres	roadway easement
Parcel 10	0.1303 acres	roadway easement
Parcel 11	0.1029 acres	roadway easement
Parcel 12	0.1308 acres	roadway easement
Parcel 13	0.1465 acres	roadway easement
Parcel 14	0.1358 acres	roadway easement
Parcel 15	0.0911 acres	roadway easement
Parcel 16	0.1450 acres	roadway easement
Parcel 17	0.1079 acres	roadway easement
Parcel 18	0.2202 acres	roadway easement
Parcel 19	0.0886 acres	roadway easement
Parcel 20	0.1091 acres	roadway easement
Parcel 21A	0.0671 acres	roadway easement
Parcel 21B	0.0098 acres	drainage easement
Parcel 22A	0.0621 acres	roadway easement

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0852 of an acre, (3,713 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 1.0 acre tract, conveyed to Carolyn A. Tanner by Damon B. Whitsell, by Deed executed August 26, 1992 and recorded in County Clerk's File Number N835538 of the Official Public Records of Real Property of Harris County, Texas, this 0.0852 of an acre, (3,713 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod, found, in the apparent north line of Plantation Hills Subdivision (Unrecorded), same being the south line of said John R. Rhea League, Abstract Number 62, same being the north line of the Gilbert Brooks League, Abstract Number 6, Harris County, Texas, per County Clerk's File Number N835538, for the southwest corner of said called 1.0 acre tract, same being the southeast corner of a called 1.5656 acres tract conveyed to Ira G. Mann by Robert A. Mann, by Deed executed May 31, 2002 and recorded in County Clerk's File Number V848018 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 02 degrees 59 minutes 08 seconds West with the common line of said called 1.0 acre tract and said called 1.5656 acres tract, a distance of 88.05 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the south corner and POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N =13,953,788.13, E = 3,202,615.30, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds;

THENCE North 2 degrees 59 minutes 08 seconds West continuing with the west line of the herein described tract, same being the common line of said called 1.0 acre tract and said called 1.5656 acres tract, a distance of 89.53 feet to a point for corner for the northwest corner of the herein described tract, same being a common corner of said called 1.0 acre tract and a called 2.000 acres tract conveyed to Sandra K. Whitsell, A/K/A (See Instrument) by Victor Lloyd Henry A/K/A Victor Lloyd Whitsell, by Affidavit of Heirship filed January 14, 2016 and recorded in County Clerk's File Number RP-2016-16446 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 86 degrees 59 minutes 22 seconds East with the north line of the herein described tract, same being the common line of said called 1.0 acre tract and said called 2.000 acres tract a distance of 32.78 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, in a curve for the northeast corner of the herein described tract;

THENCE with the northeasterly line of the herein described tract, with a curve to the left having a radius of 25.00 feet, a delta angle of 15 degrees 34 minutes 34 seconds, an arc length of 6.80 feet, a chord bearing of South 38 degrees 01 minutes 51 seconds East, a distance of 6.78 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of reverse curvature and an easterly northeast corner of the herein described tract;

THENCE with the east line of the herein described tract, a curve to the right having a radius of 50.00 feet, a delta angle of 132 degrees 50 minutes 00 seconds, an arc length of 115.92 feet, a chord bearing of South 20 degrees 35 minutes 52 seconds West, a distance of 91.65 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0852 of an acre, (3,713 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta
Victor J. Armenta

Registered Professional Land Surveyor Number 6387



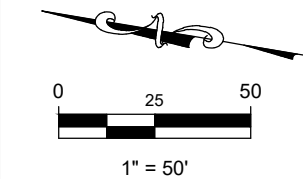
10-20-2022

JOHN R. RHEA SURVEY
ABSTRACT NO. 62

CALLED 2.000 ACRES
VICTOR LLOYD HENRY A/K/A VICTOR
LLOYD WHITSELL
TO
SANDRA K. WHITSELL
A/K/A/ (SEE INSTRUMENT)
FILED JANUARY 14, 2016
C.C.F. RP-2016-16446
O.P.R.R.P.H.C.T.

CALLED 1.0 ACRE
DAMON B. WHITSELL
TO
CAROLYN A. TANNER
AUGUST 26, 1992
C.C.F. N835538
O.P.R.R.P.H.C.T.

PARCEL 7
0.0852 OF AN ACRE
(3,713 SQUARE FEET)



PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER COMPANY EASEMENT C.C.F.
G788259 O.P.R.R.P.H.C.T.
AND CALLED TRACT TWO (EASEMENT TRACT)
C.C.F. RP-2016-16446 SHOWN HEREON

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 5.0000 ACRES
JAMES ABSTON
TO
CEL TEX PARTNERS, LLC
AUGUST 9, 2021
C.C.F. RP-2021-456624
O.P.R.R.P.H.C.T.

ZONE X (SHADED)
ZONE X

P.O.B.
N=13,953,788.13
E=3,202,615.30
GAMMA, (γ) = +1°54'42"

PLANTATION HILLS SUBDIVISION
(UNRECORDED)

P.O.C.
FOUND 5/8" I.R.

CALLED 1.5656 ACRES
ROBERT A. MANN
TO
IRA G. MANN
MAY 31, 2002
C.C.F. V848018
O.P.R.R.P.H.C.T.

GILBERT BROOKS SURVEY
ABSTRACT NO. 6

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 7 0.0852 OF AN ACRE (3,713 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 7	CAROLYN A. TANNER	C.C.F. 108460548	CALLED 1.00 ACRES	0.0852 OF AN ACRE (3,713 S.F.)	0.9148 OF AN ACRE

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 86°59'22" E	32.78'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°34'34"	25.00'	6.80'	S 38°01'51" E	6.78'
C2	132°50'00"	50.00'	115.92'	S 20°35'52" W	91.65'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

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O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739			
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019			
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 7 0.0852 OF AN ACRE (3,713 SQUARE FEET)	JOB NO: 079-223	
CK'D BY: JPE		FILE NAME:	
SCALE: 1" = 50'		FILE NO.:	
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4	

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0876 of an acre, (3,817 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 1.5656 acres tract conveyed to Ira G. Mann by Robert A. Mann, by Deed executed May 31, 2002 and recorded in County Clerk's File Number V848018 of the Official Public Records of Real Property of Harris County, Texas, this 0.0876 of an acre, (3,817 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod, found, in the apparent north line of Plantation Hills Subdivision (Unrecorded), same being the south line of said John R. Rhea League, Abstract Number 62 and the north line of the Gilbert Brooks League, Abstract Number 6, Harris County, Texas, per County Clerk's File Number N835538, for the southeast corner of said called 1.5656 acres tract, same being the southwest corner of a called 1.0 acre tract, conveyed to Carolyn A. Tanner by Damon B. Whitsell, by Deed executed August 26, 1992 and recorded in County Clerk's File Number N835538 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 2 degrees 59 minutes 08 seconds West with the common line of said called 1.0 acre tract and said called 1.5656 acres tract, a distance of 88.05 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, in a curve for the south corner and POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N=13,953,788.13, E = 3,202,615.30, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds;

THENCE with the west line of the herein described tract, a curve to the right having a radius of 50.00 feet, a delta angle of 132 degrees 50 minutes 00 seconds, an arc length of 115.92 feet, a chord bearing of North 26 degrees 34 minutes 07 seconds West, a distance of 91.65 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of reverse curvature and westerly northwest corner of the herein described tract;

THENCE with the northwesterly line of the herein described tract, a curve to the left having a radius of 25.00 feet, a delta angle of 25 degrees 39 minutes 30 seconds, an arc length of 11.20 feet, a chord bearing of North 27 degrees 01 minutes 08 seconds East, a distance of 11.10 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, in the common line of said called 1.5656 acres tract and a called 5.0000 acres tract conveyed to CEL TEX PARTNERS, LLC by James Abston (James O. Abston III), by Deed executed August 9, 2021 and recorded in County Clerk's File Number RP-2021-456624 of the Official Public Records of Real Property of Harris County, Texas, for the northwest corner of the herein described tract;

THENCE South 89 degrees 56 minutes 13 seconds East, with the north line of the herein described tract, same being the common line of said called 1.5656 acres tract and said called 5.0000 acres tract, a distance of 31.16 to a point for corner for the northeast corner of the herein described tract, same being a common corner of said called 1.5656 acres tract and said called 5.0000 acres tract;

THENCE South 2 degrees 59 minutes 08 seconds East with the east line of the herein described tract, same being a portion of the west line of a residue of a called 2.000 acres tract conveyed to Sandra K. Whitsell, A/K/A (See Instrument) by Victor Lloyd Henry A/K/A Victor Lloyd Whitsell, by Affidavit of Heirship filed January 14, 2016 and recorded in County Clerk's File Number RP-2016-16446 of the Official Public Records of Real Property of Harris County, Texas, same being the common line of said called 1.5656 acres tract and said called 1.0 acre tract, a distance of 91.95 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0876 of an acre, (3,817 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta
Victor J. Armenta

Registered Professional Land Surveyor Number 6387



**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

CALLED 2.000 ACRES
VICTOR LLOYD HENRY A/K/A VICTOR
LLOYD WHITSELL
TO
SANDRA K. WHITSELL
A/K/A/ (SEE INSTRUMENT)
FILED JANUARY 14, 2016
C.C.F. RP-2016-16446
O.P.R.R.P.H.C.T.

CALLED 1.0 ACRE
DAMON B. WHITSELL
TO
CAROLYN A. TANNER
AUGUST 26, 1992
C.C.F. N835538
O.P.R.R.P.H.C.T.

P.O.B.
N=13,953,788.13
E=3,202,615.30
GAMMA, (γ) = +1°54'42"

CAROL DRIVE

"P.F.C."

L2

N 02°59'08" W
88.05'

"S1"

"S1"

C2

"S"

C1

WIRE FENCE

P.O.C.
FOUND 5/8" I.R.

**PARCEL 8
0.0876 OF AN ACRE
(3,817 SQUARE FEET)**

CALLED 1.5656 ACRES
ROBERT A. MANN
TO
IRA G. MANN
MAY 31, 2002
C.C.F. V848018
O.P.R.R.P.H.C.T.

CALLED 5.0000 ACRES
JAMES ABSTON
TO
CEL TEX PARTNERS, LLC
AUGUST 9, 2021
C.C.F. RP-2021-456624
O.P.R.R.P.H.C.T.

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER COMPANY
EASEMENT C.C.F. G788259 O.P.R.R.P.H.C.T.
AND CALLED TRACT TWO (EASEMENT TRACT)
C.C.F. RP-2016-16446 SHOWN HEREON

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
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P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
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"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"PFC"	POINT FOR CORNER

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 8 0.0876 OF AN ACRE (3817 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 8	IRA G. MANN	C.C.F. V848018	CALLED 1.5656 ACRES	0.0876 OF AN ACRE (3,817 S.F.)	1.4780 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 89°56'13" E	31.16'
L2	S 02°59'08" E	91.95'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	132°50'00"	50.00'	115.92'	N 26°34'07" W	91.65'
C2	25°39'30"	25.00'	11.20'	N 27°01'08" E	11.10'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

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"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739 		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 8 0.0876 OF AN ACRE (3817 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1303 of an acre, (5,675 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.0000 acres tract conveyed to CEL TEX PARTNERS, LLC by James Abston (A/K/A/ James O. Abston III), by Deed executed August 9, 2021 and recorded in County Clerk's File Number RP-2021-456624 of the Official Public Records of Real Property of Harris County, Texas, this 0.1303 of an acre, (5,675 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod, found, in the apparent north line of Plantation Hills Subdivision (Unrecorded), same being the south line of said John R Rhea League, Abstract Number 62 and the north line of the Gilbert Brooks League, Abstract Number 6, Harris County, Texas, per County Clerk's File Number N835538, for the southeast corner of a called 1.5656 acres tract conveyed to Ira G. Mann by Robert A. Mann, by Deed executed May 31, 2002 and recorded in County Clerk's File Number V848018 of the Official Public Records of Real Property of Harris County, Texas, same being the southwest corner of a called 1.0 acre tract, conveyed to Carolyn A. Tanner by Damon B. Whitsell, by Deed executed August 26, 1992 and recorded in County Clerk's File Number N835538 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 2 degrees 59 minutes 08 seconds West with the common line of said called 1.0 acre tract and said called 1.5656 acres tract, same being a portion of a called 2.000 acres tract conveyed to Sandra K. Whitsell, A/K/A (See Instrument) by Victor Lloyd Henry A/K/A Victor Lloyd Whitsell, by Affidavit of Heirship filed January 14, 2016 and recorded in County Clerk's File Number RP-2016-16446 of the Official Public Records of Real Property of Harris County, Texas a distance of 150.51 feet to a point for corner for a common corner of said called 5.0000 acres tract and said called 1.5656 acres tract, same being the southeast corner and POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N =13,953,879.95, E = 3,202,610.52, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds;

THENCE North 89 degrees 56 minutes 13 seconds West with the south line of the herein described tract, same being the common line of said called 1.5656 acres tract and said called 5.0000 acres tract, a distance of 31.16 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, in a curve for the southwest corner of the herein described tract;

THENCE with the west line of the herein described tract, a curve to the left, having a radius of 25.00 feet, a delta angle of 17 degrees 10 minutes 31 seconds, an arc length of 7.49 feet, a chord bearing of North 5 degrees 36 minutes 08 seconds East, a distance of 7.47 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of tangency in the west line of the herein described tract;

THENCE North 2 degrees 59 minutes 08 seconds West with the west line of the herein described tract a distance of 181.65 feet to a point for corner in the common line of said called 5.0000 acres tract and a called 5.0000 acres tract conveyed to Daniel Ray Gerlich, et ux By New Properties, Inc., by Deed executed May 15, 1986 and recorded in County Clerk's File Number K542750 of the Official Public Records of Real Property of Harris County, Texas, for the northwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 51 degrees 21 minutes 43 seconds West, a distance of 0.18 feet;

THENCE South 89 degrees 56 minutes 13 seconds East, with the north line of the herein described tract, same being the common line of said called 5.0000 acres tracts, at 29.85 feet, a 5/8 inch iron rod, found, in all a total distance of 30.04 feet to a point for corner for the northeast corner of the herein described tract, same being a common corner of said called 5.0000 acres tracts;

THENCE South 2 degrees 59 minutes 08 seconds East with the east line of the herein described tract, same being the common line of said called 5.0000 acres tract described in County Clerk's File Number RP-2021-456624 and said called 2.000 acres tract, a distance of 189.09 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1303 of an acre, (5,675 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

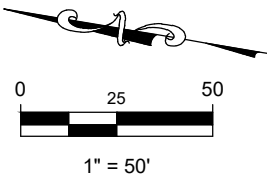
WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta
Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



CALLLED 2.000 ACRES
VICTOR LLOYD HENRY A/K/A VICTOR
LLOYD WHITSELL
TO
SANDRA K. WHITSELL
A/K/A/ (SEE INSTRUMENT)
FILED JANUARY 14, 2016
C.C.F. RP-2016-16446
O.P.R.R.P.H.C.T.

**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER COMPANY
EASEMENT C.C.F.
G788259 O.P.R.R.P.H.C.T.
AND CALLED TRACT TWO
(EASEMENT TRACT)
C.C.F. RP-2016-16446
SHOWN HEREON

CALLLED 1.0 ACRE
DAMON B. WHITSELL
TO
CAROLYN A. TANNER
AUGUST 26, 1992
C.C.F. N835538
O.P.R.R.P.H.C.T.

CALLLED 5.0000 ACRES
NEW PROPERTIES, INC.
TO
DANIEL RAY GERLICH, ET UX
MAY 15, 1986
C.C.F. K542750
O.P.R.R.P.H.C.T.

"P.F.C."

FOUND 5/8" I.R.
AT 29.85'

CAROL DRIVE

S 02°59'08" E - 189.09'
PARCEL 9
0.1303 OF AN ACRE
(5,675 SQUARE FEET)

"P.F.C."

FOUND 5/8" I.R. BEARS
N 51°21'43" W 0.18'

N 02°59'08" W - 181.65'

"P.F.C."

ZONE X
ZONE X (SHADED)

P.O.B.
N=13,953,879.95
E=3,202,610.52
GAMMA, (γ) = +1°54'42"

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

P.O.C.
FOUND 5/8" I.R.

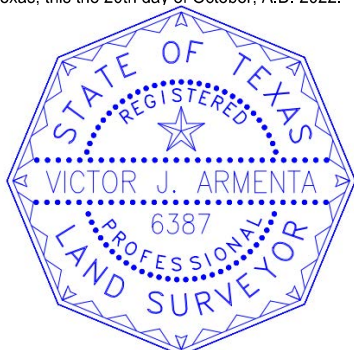
CALLLED 5.0000 ACRES
JAMES ABSTON
TO
CEL TEX PARTNERS, LLC
AUGUST 9, 2021
C.C.F. RP-2021-456624
O.P.R.R.P.H.C.T.

CALLLED 1.5656 ACRES
ROBERT A. MANN
TO
IRA G. MANN
MAY 31, 2002
C.C.F. V848018
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

ABBREVIATIONS LEGEND

C.C.F.
O.P.R.R.P. H.C.T.

M.R. H.C.T.
D.R. H.C.T.
P.O.C.
P.O.B.

"S"

"S1"

"PFC"

COUNTY CLERK'S FILE
OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF HARRIS
COUNTY, TEXAS
MAP RECORDS OF HARRIS COUNTY, TEXAS
DEED RECORDS OF HARRIS COUNTY, TEXAS
POINT OF COMMENCING
POINT OF BEGINNING
SET 5/8" IRON ROD WITH CAP STAMPED
"HARRIS COUNTY SURVEY GROUP"
SET 1/2" IRON ROD WITH CAP STAMPED
"HARRIS CO. SURV."
POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 9 0.1303 OF AN ACRE (5,675 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 9	CEL TEX PARTNERS, LLC	C.C.F. RP-2021-456624	CALLED 5.0000 ACRES	0.1303 OF AN ACRE (5,675 S.F.)	4.8697 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 89°56'13" W	31.16'
L2	S 89°56'13" E	30.04'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°10'31"	25.00'	7.49'	N 5°36'08" E	7.47'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739			
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019			
DRAWN BY: JNC	PARCEL 9 0.1303 OF AN ACRE (5,675 SQUARE FEET)	JOB NO: 079-223	
CK'D BY: JPE		FILE NAME:	
SCALE: 1" = 50'		FILE NO.:	
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4	

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1303 of an acre, (5,675 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.0000 acres tract conveyed to Daniel Ray Gerlich, et ux by New Properties, Inc., by Deed executed May 15, 1986 and recorded in County Clerk's File Number K542750 of the Official Public Records of Real Property of Harris County, Texas, this 0.1303 of an acre, (5,675 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod, found, in the apparent north line of Plantation Hills Subdivision (Unrecorded), same being the south line of said John R. Rhea League, Abstract Number 62 and the north line of the Gilbert Brooks League, Abstract Number 6, Harris County, Texas, per County Clerk's File Number N835538, for the southeast corner of a called 1.5656 acres tract conveyed to Ira G. Mann by Robert A. Mann, by Deed executed May 31, 2002 and recorded in County Clerk's File Number V848018 of the Official Public Records of Real Property of Harris County, Texas, same being the southwest corner of a called 1.0 acre tract conveyed to Carolyn A. Tanner by Damon B. Whitsell, by Deed executed August 26, 1992 and recorded in County Clerk's File Number N835538 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 2 degrees 59 minutes 08 seconds West with the common line of said called 1.0 acre tract and said called 1.5656 acres tract, continuing with the common line of a residue of a called 2.000 acres tract conveyed to Sandra K. Whitsell, A/K/A (See Instrument) by Victor Lloyd Henry A/K/A Victor Lloyd Whitsell, by Affidavit of Heirship filed January 14, 2016 and recorded in County Clerk's File Number RP-2016-16446 of the Official Public Records of Real Property of Harris County, Texas, and a called 5.0000 acres tract conveyed to CEL TEX PARTNERS, LLC by James Abston (A/K/A/ James O. Abston III), by Deed executed August 9, 2021 and recorded in County Clerk's File Number RP-2021-456624 of the Official Public Records of Real Property of Harris County, Texas, a distance of 369.09 feet to a point for corner for a common corner of said called 5.0000 acres tracts, same being the southeast corner and POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N = 13,954,068.77, E = 3,202,600.67, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds;

THENCE North 89 degrees 56 minutes 13 seconds West with the south line of the herein described tract, same being the common line of said called 5.0000 acres tracts, at 0.19 feet, a 5/8 inch iron rod (Bent), found, in all a total distance of 30.04 feet to a point for corner for the southwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 51 degrees 21 minutes 43 seconds West a distance of 0.18 feet;

THENCE North 2 degrees 59 minutes 08 seconds West with the west line of the herein described tract a distance of 189.15 feet to a point for corner in the common line of said called 5.0000 described in County Clerk's File Number K542750 and a called 1.17 acres tract conveyed to Rosanna Davila by Regina M. Barcenas (Formerly Known as Regina Davila), by Deed executed May 27, 2015 and recorded in County Clerk's File Number 20150222061 of the Official Public Records of Real Property of Harris County, Texas, for the northwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears South 25 degrees 54 minutes 36 seconds West, a distance of 0.29 feet;

THENCE South 89 degrees 56 minutes 13 seconds East, with the north line of the herein described tract, same being the common line of said called 5.0000 acres tract described in County Clerk's File Number K542750 and said called 1.17 acres tract, at 29.53 feet a 5/8 inch iron rod (Bent), found, in all a total distance of 30.04 feet to a point for corner for the northeast corner of the herein described tract, same being the common corner of said called 5.0000 acres tract described in County Clerk's File Number K542750 and said called 1.17 acres tract;

THENCE South 2 degrees 59 minutes 08 seconds East with the east line of the herein described tract, same being the common line of said called 5.0000 acres tract described in County Clerk's File Number K542750 and said residue of a called 2.000 acres tract a distance of 189.15 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1303 of an acre, (5,675 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022

**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**



1" = 50'

PLANTATION HILLS
DRIVE

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER COMPANY EASEMENT C.C.F.
G788259 O.P.R.R.P.H.C.T.
AND CALLED TRACT TWO (EASEMENT TRACT)
C.C.F. RP-2016-16446 SHOWN HEREON

20' HOUSTON LIGHTING &
POWER COMPANY EASEMENT
C.C.F. G904154
O.P.R.R.P.H.C.T.

P.O.B.

N=13,954,068.77

E=3,202,600.67

GAMMA, (γ) = +1°54'42"

RESIDUE OF A
CALLED 2.000 ACRES
VICTOR LLOYD HENRY A/K/A
VICTOR LLOYD WHITSELL
TO
SANDRA K. WHITSELL
A/K/A (SEE INSTRUMENT)
FILED JANUARY 14, 2016
C.C.F. RP-2016-16446
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R. (BENT)
AT 0.19'

P.O.C.
FOUND 5/8" I.R.

N 02°59'08" W
369.09'

CALLED 1.17 ACRES
REGINA M.
BARCENAS
FORMERLY KNOWN
AS REGINA DAVILA
TO
ROSANNA DAVILA
MAY 27, 2015
C.C.F. 20150222061
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R. BEARS
S 25°54'36" W, 0.29'

FOUND 5/8" I.R. BEARS
N 51°21'43" W, 0.18'

CALLED 5.0000 ACRES
NEW PROPERTIES, INC.
TO
DANIEL RAY GERLICH, ET UX
MAY 15, 1986
C.C.F. K542750
O.P.R.R.P.H.C.T.

10' H.L.&P. EASEMENT
C.C.F. K361698
O.P.R.R.P.H.C.T.

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 5.0000 ACRES
JAMES ABSTON
TO
CEL TEX PARTNERS, LLC
AUGUST 9, 2021
C.C.F. RP-2021-456624
O.P.R.R.P.H.C.T.

ZONE X (SHADED)
ZONE AE

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 89°56'13" W	30.04'
L2	S 89°56'13" E	30.04'

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 10 0.1303 OF AN ACRE (5,675 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4


TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 10	DANIEL RAY GERLICH, ET UX	C.C.F. K542750	CALLED 5.0000 ACRES	0.1303 OF AN ACRE (5,675 S.F.)	4.8697 ACRES

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEYS' OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

<p align="center">HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739</p>			
<p>PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019</p>			
DRAWN BY: JNC	SHEET DESCRIPTION: <p align="center">PARCEL 10 0.1303 OF AN ACRE (5,675 SQUARE FEET)</p>	JOB NO: 079-223	
CK'D BY: JPE		FILE NAME:	
SCALE: 1" = 50'		FILE NO.:	
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4	

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1029 of an acre, (4,482 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 1.17 acres tract conveyed to Rosanna Davila by Regina M. Barcenas (Formerly Known as Regina Davila), by Deed executed May 19, 2015 and recorded in County Clerk's File Number 20150222061 of the Official Public Records of Real Property of Harris County, Texas, this 0.1029 of an acre, (4,482 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod, found, in the apparent north line of Plantation Hills Subdivision (Unrecorded), same being the north line of the Gilbert Brooks League, Abstract Number 6, Harris County, Texas and the south line of said John R. Rhea League, Abstract Number 62, for the southeast corner of a called 1.5656 acres tract conveyed to Ira G. Mann by Robert A. Mann, by Deed executed May 31, 2002 and recorded in County Clerk's File Number V848018 of the Official Public Records of Real Property of Harris County, Texas, same being the southwest corner of a called 1.0 acre tract, conveyed to Carolyn A. Tanner by Damon B. Whitsell, by Deed executed August 26, 1992 and recorded in County Clerk's File Number 108460548 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 2 degrees 59 minutes 08 seconds West with the common line of said called 1.5656 acres tract and said called 1.0 acre tract, continuing with the common line of a residue of a called 2.000 acres tract conveyed to Sandra K. Whitsell, A/K/A (See Instrument) by Victor Lloyd Henry A/K/A Victor Lloyd Whitsell, by Affidavit of Heirship filed January 14, 2016 and recorded in County Clerk's File Number RP-2016-16446 of the Official Public Records of Real Property of Harris County, Texas, and a called 5.0000 acres tract conveyed to CEL TEX PARTNERS, LLC by James Abston (A/K/A/ James O. Abston, III), by Deed executed August 9, 2021 and recorded in County Clerk's File Number RP-2021-456624 of the Official Public Records of Real Property of Harris County, Texas, continuing with the common line of a called 5.0000 acres tract conveyed to Daniel Ray Gerlich, et ux by New Properties, Inc. by Deed executed May 15, 1986 and recorded in County Clerk's File Number K542750 of the Official Public Records of Real Property of Harris County, Texas, and said residue of a called 2.000 acres tract a distance of 558.24 feet to a point for corner for a common corner of said called 5.0000 acres tract described in County Clerk's File Number K542750 and said called 1.17 acres tract, same being the southeast corner and POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N = 13,954,257.65, E = 3,202,590.82, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds;

THENCE North 89 degrees 56 minutes 13 seconds West with the south line of the herein described tract, same being the common line of said called 5.0000 acres tract described in County Clerk's File Number K542750 and said called 1.17 acres tract, at 0.51 feet a 5/8 inch iron rod (Bent), found, in all a total distance of 30.04 feet to a point for corner for the southwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears South 25 degrees 54 minutes 36 seconds West a distance of 0.29 feet;

THENCE North 2 degrees 59 minutes 08 seconds West with the west line of the herein described tract a distance of 76.82 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of curvature in the west line of the herein described tract;

THENCE with the west line of the herein described tract, a curve to the right having a radius of 380.00 feet, a delta angle of 11 degrees 28 minutes 47 seconds, an arc length of 76.14 feet, a chord bearing of North 2 degrees 45 minutes 16 seconds East, a distance of 76.01 feet to a point for corner for the northwest corner of the herein described tract, being in the common line of said called 1.17 acres tract and a called 5.000 acres tract conveyed to Howard Glenn Whitlock, et ux by Glenn Payne, et ux, by Deed filed July 29, 1996 and recorded in County Clerk's File Number S040470 of the Official Public Records of Real Property of Harris County, Texas, from this corner a 5/8 inch iron rod, found, bears North 76 degrees 41 minutes 33 seconds West a distance of 0.26 feet;

THENCE South 86 degrees 16 minutes 06 seconds East with the north line of the herein described tract, same being the common line of said called 1.17 acres tract and said called 5.000 acres tract, at 29.69 feet a 5/8 inch iron rod (Bent), found, in all a total distance of 29.81 feet to a point for corner for the northeast corner of the herein described tract, same being a common corner of said called 1.17 acres tract and said called 5.000 acres tract;

THENCE South 11 degrees 17 minutes 46 seconds West with the east line of the herein described tract, same being the common line of said called 1.17 acres tract and a called 5.0588 acres tract conveyed to Donald Richard Nieder by Tammy Irene Nieder, by Deed executed August 30, 2012 and recorded in County Clerk's File Number 20120400265 of the Official Public Records of Real Property of Harris County, Texas, a distance of 29.20 feet to a point for corner for an angle point in the west line of the herein described tract, from this point a 60 D nail, found, bears South 22 degrees 55 minutes 43 seconds West, a distance of 0.76 feet;

THENCE South 2 degrees 59 minutes 08 seconds East continuing with the west line of the herein described tract, same being the common line of said called 1.17 acres tract and said called 5.0588 acres tract, at 85.94 feet a 1/2 inch iron rod, found, for the common corner of said called 5.0588 acres tract and said residue of a called 2.000 acres tract, in all a total distance of 122.27 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1029 of an acre, (4,482 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

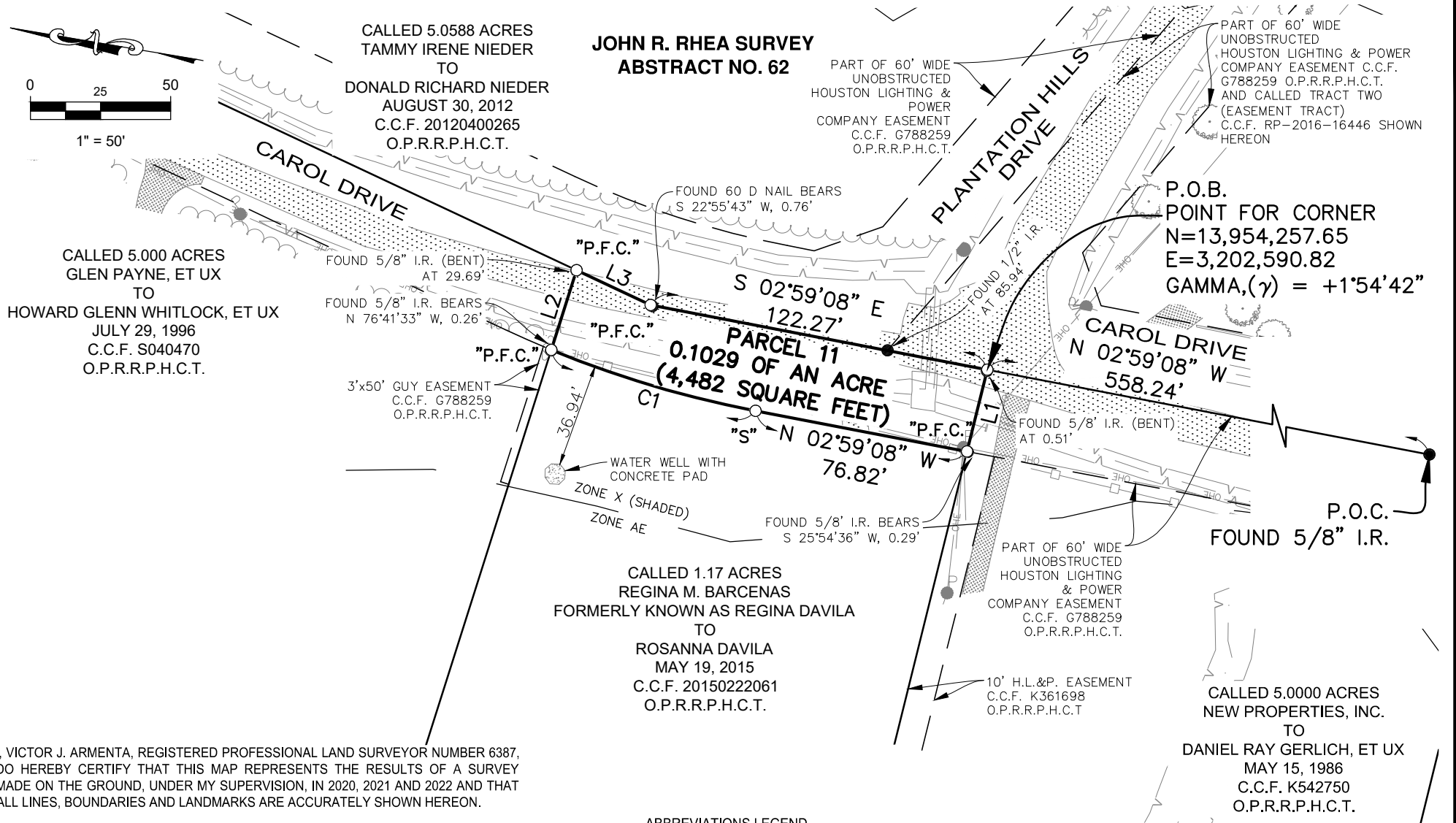
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387, DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 11 0.1029 OF AN ACRE (4,482 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 5

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 11	ROSANNA DAVILA	C.C.F. 20150222061	CALLED 1.17 ACRES	0.1029 OF AN ACRE (4,482 S.F.)	1.0671 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 89°56'13" W	30.04'
L2	S 86°16'06" E	29.81'
L3	S 11°17'46" W	29.20'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°28'47"	380.00'	76.14'	N 2°45'16" E	76.01'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 11 0.1029 OF AN ACRE (4,482 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 5 of 5

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1308 of an acre, (5,696 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.000 acres tract conveyed to Howard Glenn Whitlock, et ux by Glen Payne, et ux, by Deed executed July 26, 1996 and recorded in County Clerk's File Number S040470 of the Official Public Records of Real Property of Harris County, Texas, this 0.1308 of an acre, (5,696 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the northeast corner of the herein described tract, same being the common corner of said called 5.000 acres tract and a called 5.00 acres tract conveyed to Robert S. Zwissler, et ux by New Properties, Inc., by Deed executed May 18, 1984 and recorded in County Clerk's File Number J520078 of the Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N = 13,954,592.95, E = 3,202,627.04, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds, from this corner a 5/8 inch iron rod, found, bears North 11 degrees 17 minutes 46 seconds East, a distance of 80.08 feet;

THENCE South 11 degrees 17 minutes 46 seconds West with the east line of the herein described tract, same being the common line of said called 5.000 acres tract and a called 5.0588 acres tract conveyed to Donald Richard Nieder by Tammy Irene Nieder, by Deed executed August 30, 2012 and recorded in County Clerk's File Number 20120400265 of the Official Public Records of Real Property of Harris County, Texas, a distance of 188.22 feet to a point for corner for the southeast corner of the herein described tract, same being a common corner of said called 5.000 acres tract and a called 1.17 acres tract conveyed to Rosanna Davila by Regina M. Barcenas (Formerly Known as Regina Davila), by Deed executed May 19, 2015 and recorded in County Clerk's File Number 20150222061 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 86 degrees 16 minutes 06 seconds West with the south line of the herein described tract, same being the common line of said called 5.000 acres tract and said called 1.17 acres tract, at 0.12 feet, a 5/8 inch iron rod (Bent), found, in all a total distance of 29.81 feet to a point for corner in a curve for the southwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 76 degrees 41 minutes 33 seconds West a distance of 0.26 feet;

THENCE with the west line of the herein described tract, a curve to the right having a radius of 380.00 feet, a delta angle of 02 degrees 48 minutes 07 seconds, an arc length of 18.58 feet, a chord bearing of North 9 degrees 53 minutes 43 seconds East, a distance of 18.58 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of tangency in the west line of the herein described tract;

THENCE North 11 degrees 17 minutes 46 seconds East continuing with the west line of the herein described tract, a distance of 173.08 feet to a point for corner for the northwest corner of the herein described tract in the common line of said called 5.000 acres tract and said called 5.00 acres tract, from this corner a 5/8 inch iron rod, found, bears North 81 degrees 56 minutes 05 seconds West, 0.18 feet;

THENCE South 79 degrees 38 minutes 41 seconds East with the north line of the herein described tract, same being the common line of said called 5.000 acres tract and said called 5.00 acres tract, a distance of 30.00 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1308 of an acre, (5,696 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

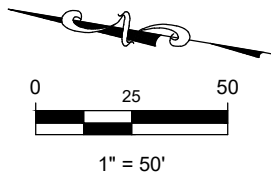
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number



10-20-2022



**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

CALLED 5.0588 ACRES
TAMMY IRENE NIEDER
TO
DONALD RICHARD NIEDER
AUGUST 30, 2012
C.C.F. 20120400265
O.P.R.R.P.H.C.T.

CALLED 5.00 ACRES
NEW PROPERTIES, INC.
TO
ROBERT S. ZWISSLER, ET UX
MAY 18, 1984
C.C.F. J520078
O.P.R.R.P.H.C.T.

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING
& POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING
& POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 5.000 ACRES
GLEN PAYNE, ET UX
TO
HOWARD GLENN WHITLOCK, ET UX
JULY 26, 1996
C.C.F. S040470
O.P.R.R.P.H.C.T.

10' H.L.&P. EASEMENT
C.C.F. H096459
O.P.R.R.P.H.C.T.

3'x50' GUY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 1.17 ACRES
REGINA M. BARCENAS
FORMERLY KNOWN AS REGINA DAVILA
TO
ROSANNA DAVILA
MAY 19, 2015
C.C.F. 20150222061
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta

Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.F.C.	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 12 0.1308 OF AN ACRE (5,696 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 12	HOWARD GLENN WHITLOCK, ET UX.	C.C.F. S040470	CALLED 5.000 ACRES	0.1308 OF AN ACRE (5,696 S.F.)	4.8692 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 86°16'06" W	29.81'
L2	S 79°38'41" E	30.00'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°48'07"	380.00'	18.58'	N 9°53'43" E	18.58'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.F.C.	POINT FOR CORNER
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739 		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 12 0.1308 OF AN ACRE (5,696 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1465 of an acre, (6,382 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.00 acres tract conveyed to Robert S. Zwissler, et ux by New Properties, Inc., by Deed executed May 18, 1984 and recorded in County Clerk's File Number J520078 of the Official Public Records of Real Property of Harris County, Texas, this 0.1465 of an acre, (6,382 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the southeast corner of the herein described tract, same being the common corner of said called 5.00 acres tract and a called 5.000 acres tract conveyed to Howard Glenn Whitlock, et ux by Glen Payne, et ux, by Deed executed July 26, 1996 and recorded in County Clerk's File Number S040470 of the Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N=13,954,592.95, E=3,202,627.04, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds, from this corner a 5/8 inch iron rod, found, bears South 11 degrees 17 minutes 46 seconds West, a distance of 188.24 feet;

THENCE North 79 degrees 38 minutes 41 seconds West with the south line of the herein described tract, same being the common line of said called 5.00 acres tract and said called 5.000 acres tract, a distance of 30.00 feet to a point for corner for the southwest corner of the herein described tract, from this point a 5/8 inch iron rod, found, bears North 81 degrees 56 minutes 05 seconds West, a distance of 0.18 feet;

THENCE North 11 degrees 17 minutes 46 seconds East with the west line of the herein described tract a distance of 213.63 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the northwest corner of the herein described tract in the common line of said called 5.00 acres tract and a called 5.8005 acres tract conveyed to Marvin L. Bear, Jr., et ux by New Properties, Inc., by Deed executed August 12, 1980 and recorded in County Clerk's File Number G731509 of the Official Public Records of Real Property of Harris County, Texas, from this point a 3/8 inch iron rod, found, bears North 71 degrees 22 minutes 47 seconds West, a distance of 0.76 feet;

THENCE South 76 degrees 13 minutes 54 seconds East with the north line of the herein described tract, same being the common line of said called 5.00 acres tract and said called 5.8005 acres tract a distance of 30.03 feet to a 5/8 inch iron rod, found, for the northeast corner of the herein described tract, same being the common corner of said called 5.00 acres tract and said called 5.8005 acres tract;

THENCE South 11 degrees 17 minutes 46 seconds West with the east line of the herein described tract, same being the common line of said called 5.00 acres tract and a called 2.5000 acres tract conveyed to Robert Humphrey, et ux by Phyllis C. Matthews A/K/A Phyllis Eileen Matthews, by Deed executed September 23, 1992 and recorded in County Clerk's File Number N888565 of the Official Public Records of Real Property of Harris County, Texas, at 131.76 feet, a 5/8 inch iron rod, found, for the common corner of said called 2.5000 acres tract and a called 5.0588 acres tract conveyed to Donald Richard Nieder by Tammy Irene Nieder, by Deed executed August 30, 2012 and recorded in County Clerk's File Number 20120400265 of the Official Public Records of Real Property of Harris County, Texas, in all a total distance 211.84 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1465 of an acre, (6,382 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

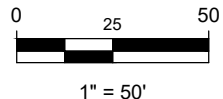
WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta
Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 5.8005 ACRES
NEW PROPERTIES, INC.
TO
MARVIN L. BEAR, JR., ET UX
AUGUST 12, 1980
C.C.F. G731509
O.P.R.R.P.H.C.T.

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 2.5000 ACRES
PHYLLIS C. MATTHEWS
A/K/A PHYLLIS EILEEN MATTHEWS
TO
ROBERT HUMPHREY, ET UX
SEPTEMBER 23, 1992
C.C.F. N888565
O.P.R.R.P.H.C.T.

**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

CALLED 5.0588 ACRES
TAMMY IRENE NIEDER
TO
DONALD RICHARD NIEDER
AUGUST 30, 2012
C.C.F. 20120400265
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=13,954,592.95
E=3,202,627.04
GAMMA, (γ) = +1°54'42"

CALLED 5.00 ACRES
NEW PROPERTIES, INC.
TO
ROBERT S. ZWISSLER, ET UX
MAY 18, 1984
C.C.F. J520078
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R. BEARS
N 81°56'05" W, 0.18'
CALLED 5.000 ACRES
GLEN PAYNE, ET UX
TO
HOWARD GLENN WHITLOCK, ET UX
JULY 26, 1996
C.C.F. S040470
O.P.R.R.P.H.C.T.

10' H.L.&P. EASEMENT
C.C.F. H096459
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.


Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387

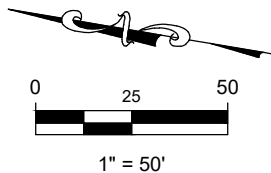


10-20-2022

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739		
		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 13 0.1465 OF AN ACRE (6,382 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 79°38'41" W	30.00'
L2	S 76°13'54" E	30.03'

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 13	ROBERT S. ZWISSLER, ET UX.	C.C.F. J520078	CALLED 5.00 ACRES	0.1465 OF AN ACRE (6,382 S.F.)	4.8535 ACRES

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
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P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 13 0.1465 OF AN ACRE (6,382 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1358 of an acre, (5,917 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 2.5000 acres tract conveyed to Robert Humphrey, et ux by Phyllis C. Matthews A/K/A Phyllis Eileen Matthews, by Deed executed September 23, 1992 and recorded in County Clerk's File Number N888565 of the Official Public Records of Real Property of Harris County, Texas, this 0.1358 of an acre, (5,917 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the southwest corner of the herein described tract, same being the common corner of said called 2.5000 acres tract and a called 5.0588 acres tract conveyed to Donald Richard Nieder by Tammy Irene Nieder, by Deed executed August 30, 2012 and recorded in County Clerk's File Number 20120400265 of the Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N = 13,954,671.47, E = 3,202,642.72, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds, from this corner a 5/8 inch iron rod, found, bears South 11 degrees 17 minutes 46 seconds West, a distance of 80.08 feet;

THENCE North 11 degrees 17 minutes 46 seconds East with the west line of the herein described tract, same being the common line of said called 2.5000 acres tract and a called 5.00 acres tract conveyed to Robert S. Zwissler, et ux by New Properties, Inc., by Deed executed May 18, 1984 and recorded in County Clerk's File Number J520078 of the Official Public Records of Real Property of Harris County, Texas, at 119.27 feet, a 5/8 inch iron rod, found, for the common corner said called 5.00 acres tract and a called 5.8005 acres tract conveyed to Marvin L. Bear, Jr., et ux by New Properties, Inc., by Deed executed August 12, 1980 and recorded in County Clerk's File Number G731509 of the Official Public Records of Real Property of Harris County, Texas, in all a total distance of 198.40 feet to a point for corner for the northwest corner of the herein described tract, same being the common corner of said called 2.5000 acres tract and a called 2.4999 acres tract conveyed to Blake Matthews, et ux by Virgil Richard Matthews, et ux, by Deed executed July 1, 2002 and recorded in County Clerk's File Number V914114 of the Official Public Records of Real Property of Harris County, Texas;

THENCE South 64 degrees 47 minutes 01 seconds East with the north line of the herein described tract, same being the common line of said called 2.5000 acres tract and said called 2.4999 acres tract, a distance of 30.91 feet to a 5/8 inch iron rod, found, for the northeast corner of the herein described tract;

THENCE South 11 degrees 17 minutes 46 seconds West with the east line of the herein described tract, a distance of 196.05 feet to a point for corner for the southeast corner of the herein described tract;

THENCE North 69 degrees 04 minutes 34 seconds West with the south line of the herein described tract, same being the common line of said called 2.5000 acres tract and said called 5.0588 acres tract, at 0.18 feet, a 5/8 inch iron rod, found, in all a total distance of 30.43 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1358 of an acre, (5,917 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

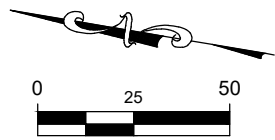
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 2.4999 ACRES
VIRGIL RICHARD MATTHEWS,
ET UX
TO
BLAKE MATTHEWS, ET UX
JULY 1, 2002
C.C.F. V914114
O.P.R.R.P.H.C.T.

JOHN R. RHEA SURVEY
ABSTRACT NO. 62

CALLED 2.5000 ACRES
PHYLLIS C. MATTHEWS
A/K/A PHYLLIS EILEEN MATTHEWS
TO
ROBERT HUMPHREY, ET UX
SEPTEMBER 23, 1992
C.C.F. N888565
O.P.R.R.P.H.C.T.

CALLED 5.0588 ACRES
TAMMY IRENE NIEDER
TO
DONALD RICHARD NIEDER
AUGUST 30, 2012
C.C.F. 20120400265
O.P.R.R.P.H.C.T.

3'x50' GUY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CAROL DRIVE

FOUND 5/8" I.R.

"P.F.C."

FOUND 5/8" I.R.
AT 119.27'

CALLED 5.8005 ACRES
NEW PROPERTIES, INC.
TO
MARVIN L. BEAR, JR., ET UX
AUGUST 12, 1980
C.C.F. G731509
O.P.R.R.P.H.C.T.

CALLED 5.00 ACRES
NEW PROPERTIES, INC.
TO
ROBERT S. ZWISSLER, ET UX
MAY 18, 1984
C.C.F. J520078
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=330,352.41
E=1,355,331.50
GAMMA,(γ) = +-0°41'39"

FOUND 5/8" I.R.
AT 0.18'

"P.F.C."

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

S 11°17'46" W - 196.05'
0.1358 OF AN ACRE
(5,917 SQUARE FEET)
N 11°17'46" E - 198.40'
S 11°17'46" W - 80.08'

FOUND 5/8" I.R.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

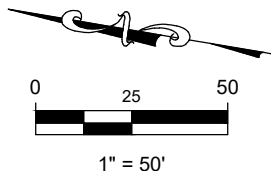
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
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P.O.C.	POINT OF COMMENCING
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"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 14 0.1358 OF AN ACRE (5,917 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 64°47'01" E	30.91'
L2	N 69°04'34" W	30.43'

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P. H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 14	ROBERT HUMPHREY, ET UX.	C.C.F. N888565	CALLED 2.5000 ACRES	0.1358 OF AN ACRE (5,917 S.F.)	2.3642 ACRES

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

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M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 14 0.1358 OF AN ACRE (5,917 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0911 of an acre, (3,966 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.8005 acres tract conveyed to Marvin L. Bear, Jr., et ux by New Properties, Inc., by Deed executed August 12, 1980 and recorded in County Clerk's File Number G731509 of the Official Public Records of Real Property of Harris County, Texas, this 0.0911 of an acre, (3,966 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the southeast corner of the herein described tract, same being a common corner of said called 5.8005 acres tract and a called 5.00 acres tract conveyed to Robert S. Zwissler, et ux by New Properties, Inc., by Deed executed May 18, 1984 and recorded in County Clerk's File Number J520078 of the Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N =13,954,800.67, E = 3,202,668.53, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds, from this corner a 5/8 inch iron rod, found, bears South 11 degrees 17 minutes 46 seconds West, a distance of 131.76 feet;

THENCE North 76 degrees 13 minutes 54 seconds West with the south line of the herein described tract, same being the common line of said called 5.8005 acres tract and said called 5.00 acres tract a distance of 30.03 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the southwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 71 degrees 22 minutes 47 seconds West a distance of 0.76 feet;

THENCE North 11 degrees 17 minutes 46 seconds East with the west line of the herein described tract, a distance of 63.76 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of curvature in the west line of the herein described tract;

THENCE continuing with the west line of this tract, a curve to the right having a radius of 530.00 feet, a delta angle of 08 degrees 02 minutes 11 seconds, an arc length of 74.34 feet, a chord bearing of North 15 degrees 18 minutes 52 seconds East, a distance of 74.28 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the northwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 68 degrees 09 minutes 10 seconds West a distance of 5.65 feet;

THENCE South 67 degrees 33 minutes 33 seconds East with the north line of the herein described tract, same being the common line of said called 5.8005 acres tract and a called 5.75 acres tract conveyed to Karen Ann Strait by Donald L. Holeman, by Deed executed September 25, 2020 and recorded in County Clerk's File Number RP-2020-470945 of the Official Public Records of Real Property of Harris County, Texas, a distance of 25.27 feet to a 5/8 inch iron rod, found, for the northeast corner of the herein described tract, same being a common corner of said called 5.8005 acres tract and said called 5.75 acres tract;

THENCE North 11 degrees 17 minutes 46 seconds East with the east line of the herein described tract, same being the common line of said called 5.8005 acres tract, a called 2.4999 acres tract conveyed to Blake Matthews, et ux by Virgil Richard Matthews, et ux, by Deed executed July 1, 2002 and recorded in County Clerk's File Number V914114 of the Official Public Records of Real Property of Harris County, Texas, and a called 2.5000 acres tract conveyed to Robert Humphrey, et ux by Phyllis C. Matthews A/K/A Phyllis Eileen Matthews, by Deed executed September 23, 1992 and recorded in County Clerk's File Number N888565 of the Official Public Records of Real Property of Harris County, Texas, a distance of 134.26 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0911 of an acre, (3,966 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

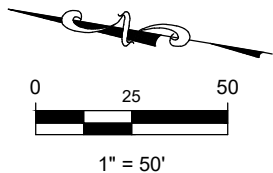
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLLED 5.75 ACRES
DONALD L. HOLEMAN
TO
KAREN ANN STRAIT
SEPTEMBER 25, 2020
C.C.F. RP-2020-470945
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R. BEARS
N 68°09'10" W, 5.65'

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

JOHN R. RHEA SURVEY ABSTRACT NO. 62

CALLLED 2.4999 ACRES
VIRGIL RICHARD MATTHEWS, ET UX
TO
BLAKE MATTHEWS, ET UX
JULY 1, 2002
C.C.F. V914114
O.P.R.R.P.H.C.T.

CALLLED 2.5000 ACRES
PHYLLIS C. MATTHEWS
A/K/A PHYLLIS EILEEN MATTHEWS
TO
ROBERT HUMPHREY, ET UX
SEPTEMBER 23, 1992
C.C.F. N888565
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=13,954,800.67
E=3,202,668.53
GAMMA, (γ) = +1°54'42"

CALLLED 5.8005 ACRES
NEW PROPERTIES, INC.
TO
MARVIN L. BEAR, JR., ET UX
AUGUST 12, 1980
C.C.F. G731509
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R. BEARS
N 71°22'47" W, 0.76'

CALLLED 5.00 ACRES
NEW PROPERTIES, INC.
TO
ROBERT S. ZWISSLER, ET UX
MAY 18, 1984
C.C.F. J520078
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

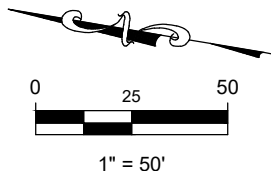
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
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P.O.C.	POINT OF COMMENCING
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"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 15 0.0911 OF AN ACRE (3,966 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 15	MARVIN L. BEAR, JR., ET UX.	C.C.F. G731509	CALLED 5.8005 ACRES	0.0911 OF AN ACRE (3,966 S.F.)	5.7094 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 76°13'54" W	30.03'
L2	N 11°17'46" E	63.76'
L3	S 67°33'33" E	25.27'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°02'11"	530.00'	74.34'	N 15°18'52" E	74.28'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739 		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 15 0.0911 OF AN ACRE (3,966 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1450 of an acre, (6,316 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 2.4999 acres tract conveyed to Blake Matthews, et ux by Virgil Richard Matthews, et ux, by Deed executed July 1, 2002 and recorded in County Clerk's File Number V914114 of the Official Public Records of Real Property of Harris County, Texas, this 0.1450 of an acre, (6,316 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the southeast corner of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N =13,954,852.85, E = 3,202,709.54, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds, from this corner a 3/8 inch iron rod, found, for the southeast corner of said called 2.4999 acres tract, same being the northeast corner of a called 2.5000 acres tract conveyed to Robert Humphrey, et ux by Phyllis C. Matthews A/K/A Phyllis Eileen Matthews, by Deed executed September 23, 1992 and recorded in County Clerk's File Number N888565 of the Official Public Records of Real Property of Harris County, Texas, bears South 64 degrees 47 minutes 01 seconds East a distance of 640.85 feet;

THENCE North 64 degrees 47 minutes 01 seconds West with the south line of the herein described tract, same being the common line of said called 2.4999 acres tract and said called 2.5000 acres tract, a distance of 30.91 feet to a point for corner for the southwest corner of the herein described tract, same being a common corner of said called 2.4999 acres tract and said called 2.5000 acres tract;

THENCE North 11 degrees 17 minutes 46 seconds East with the west line of the herein described tract, same being a common line of said called 2.4999 acres tract and a called 5.8005 acres tract conveyed to Marvin L. Bear, Jr., et ux by New Properties, Inc., by Deed executed August 12, 1980 and recorded in County Clerk's File Number G731509 of the Official Public Records of Real Property of Harris County, Texas, at 67.60 feet a 5/8 inch iron rod, found, for a common corner of said called 5.8005 acres tract and a called 5.75 acres tract conveyed to Karen Ann Strait by Donald L. Holeman, by Deed executed September 25, 2020 and recorded in County Clerk's File Number RP-2020-470945 of the Official Public Records of Real Property of Harris County, Texas, continuing with the west line of the herein described tract, same being the common line of said called 2.4999 acres tract and said called 5.75 acres tract in all a total distance of 87.52 feet to a point for corner for an angle point in the west line of the herein described tract;

THENCE North 31 degrees 30 minutes 20 seconds East continuing with the west line of the herein described tract, same being the common line of said called 2.4999 acres tract and said called 5.75 acres tract, at 0.70 feet a 5/8 inch iron rod, found, in all a total distance of 111.03 feet to a point for corner for the northwest corner of the herein described tract, same being a common corner of said called 2.4999 acres tract and a called 5.00 acres tract conveyed to Lewis K Large, et al by Gail Lynn Baggett, by Deed executed April 19, 2004 and recorded in County Clerk's File Number X554335 of the Official Public Records of Real Property of Harris County, Texas, from this corner a 5/8 inch iron rod, found, bears North 37 degrees 21 minutes 00 seconds East a distance of 0.57 feet;

THENCE South 58 degrees 28 minutes 30 seconds East with the north line of the herein described tract, same being the common line of said called 2.4999 acres tract and said called 5.00 acres tract, at 29.80 feet a 5/8 inch iron rod, found, in all a total distance of 30.00 feet to a point for corner for the northwest corner of the herein described tract;

THENCE South 31 degrees 30 minutes 20 seconds West with the east line of the herein described tract a distance of 21.91 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of curvature in the east line of the herein described tract;

THENCE continuing with the east line of the herein described tract, a curve to the left having a radius of 470.00 feet, a delta angle of 20 degrees 12 minutes 34 seconds, an arc length of 165.78 feet, a chord bearing of South 21 degrees 24 minutes 04 seconds West, a distance of 164.92 feet to a PK nail with shiner stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of tangency in the east line of the herein described tract;

THENCE South 11 degrees 17 minutes 46 seconds West with the east line of the herein described tract a distance of 5.85 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1450 of an acre, (6,316 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

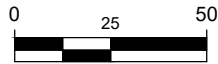
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



1" = 50'

REA
CALLED 5.00 ACRES
GAIL LYNN BAGGETT
TO
LEWIS K. LARGE, ET AL
APRIL 19, 2004
C.C.F. X554335
O.P.R.R.P.H.C.T.

JOHN R. RHEA SURVEY ABSTRACT NO. 62

CALLED 2.4999 ACRES
VIRGIL RICHARD MATTHEWS, ET UX
TO
BLAKE MATTHEWS, ET UX
JULY 1, 2002
C.C.F. V914114
O.P.R.R.P.H.C.T.

FOUND 3/8" I.R.

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R.
AT 29.8'

10' H.L.&P. EASEMENT
C.C.F. H026342
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R. BEARS
N 37°21'00" E, 0.57'

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 5.75 ACRES
DONALD L. HOLEMAN
TO
KAREN ANN STRAIT
SEPTEMBER 25, 2020
C.C.F. RP-2020-470945
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R.
AT 0.7'

FOUND 5/8" I.R.
AT 67.6'

ZONE X (SHADED)
ZONE AE

CALLED 5.8005 ACRES
NEW PROPERTIES, INC.
TO
MARVIN L. BEAR, JR., ET UX
AUGUST 12, 1980
C.C.F. G731509
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=330,534.01
E=1,355,397.73
GAMMA, (γ) = +−0°41'39"

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

CALLED 2.5000 ACRES
PHYLLIS C. MATTHEWS
A/K/A PHYLLIS EILEEN MATTHEWS
TO
ROBERT HUMPHREY, ET UX
SEPTEMBER 23, 1992
C.C.F. N888565
O.P.R.R.P.H.C.T.

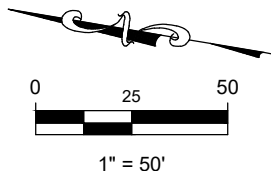
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"P"	SET PK NAIL WITH SHINER STAMPED "HARRIS COUNTY SURVEY GROUP"
"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 16 0.1450 OF AN ACRE (6,316 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 5



TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 16	BLAKE MATTHEWS, ET UX.	C.C.F. V914114	CALLED 2.4999 ACRES	0.1450 OF AN ACRE (6,316 S.F.)	2.3549 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 64°47'01" W	30.91'
L2	S 58°28'30" E	30.00'
L3	S 31°30'20" W	21.91'
L4	S 11°17'46" W	5.85'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°12'34"	470.00'	165.78'	S 21°24'04" W	164.92'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"P"	SET PK NAIL WITH SHINER STAMPED "HARRIS COUNTY SURVEY GROUP"
"PFC"	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739			
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019			
DRAWN BY: JNC	PARCEL 16 0.1450 OF AN ACRE (6,316 SQUARE FEET)	JOB NO: 079-223	
CK'D BY: JPE		FILE NAME:	
SCALE: 1" = 50'		FILE NO.:	
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 5 of 5	

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1079 of an acre, (4,700 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.75 acres tract conveyed to Karen Ann Strait by Donald L. Holeman, by Deed filed October 2, 2020 and recorded in County Clerk's File Number RP-2020-470945 of the Official Public Records of Real Property of Harris County, Texas, this 0.1079 of an acre, (4,700 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the southeast corner of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N =13,954,932.33, E = 3,202,694.83, and Gamma, (γ) = + 01 degree 54 minutes 42 seconds, from this corner a 5/8 inch iron rod, found, bears South 11 degrees 17 minutes 46 seconds West a distance of 134.26 feet;

THENCE North 67 degrees 33 minutes 33 seconds West with the south line of the herein described tract, same being the common line of said called 5.75 acres tract and a called 5.8005 acres tract conveyed to Marvin L. Bear, Jr., et ux by New Properties, Inc., by Deed executed August 12, 1980 and recorded in County Clerk's File Number G731509 of the Official Public Records of Real Property of Harris County, Texas, a distance of 25.27 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for a point of curvature and the southwest corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 68 degrees 09 minutes 10 seconds West, 5.65 feet;

THENCE with the west line of the herein described tract, a curve to the right having a radius of 530.00 feet, a delta angle of 12 degrees 10 minutes 23 seconds, an arc length of 112.60 feet, a chord bearing and distance of North 25 degrees 25 minutes 09 seconds East, 112.39 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of tangency in the west line of the herein described tract;

THENCE North 31 degrees 30 minutes 20 seconds East with the west line of the herein described tract, a distance of 57.26 feet to a 5/8 inch iron rod, found, for the northwest corner of the herein described tract;

THENCE South 62 degrees 15 minutes 32 seconds East with the north line of the herein described tract, same being the common line of said called 5.75 acres tract and a called 6.000 acres tract conveyed to Benjamin S Sessions by Melvin Borders, JR., et ux, by Deed executed May 1, 1992 and recorded in County Clerk's File Number N660640 of the Official Public Records of Real Property of Harris County, Texas, a distance of 30.06 feet to a point for corner for the northeast corner of the herein described tract, same being a common corner of said called 5.75 acres tract and said called 6.000 acre tract, from this corner a 5/8 inch iron rod, found, bears South 62 degrees 15 minutes 32 seconds East, 0.28 feet;

THENCE South 31 degrees 30 minutes 20 seconds West with the east line of the herein described tract, same being the common line of said called 5.75 acres tract and a called 5.00 acres tract conveyed to Lewis K. Large, et al by Gail Lynn Baggett, by Deed executed April 19, 2004 and recorded in County Clerk's File Number X554335 of the Official Public Records of Real Property of Harris County, Texas, at 36.80 feet, a 5/8 inch iron rod, found, for the common corner of said called 5.00 acres tract and said called 2.4999 acres tract, continuing with the east line of the herein described tract, same being the common line of said called 5.75 acres tract and said called 2.4999 acres tract, passing at 147.70 feet, a 5/8 inch iron rod, found, in all a total distance of 148.34 feet to a point for corner for an angle point in the east line of the herein described tract;

THENCE South 11 degrees 17 minutes 46 seconds West with the east line of the herein described tract, same being the common line of said called 5.75 acres tract and said called 2.4999 acres tract a distance of 19.90 to the PLACE OF BEGINNING and containing within said boundaries 0.1079 of an acre, (4,700 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022

JOHN R. RHEA SURVEY
ABSTRACT NO. 62

RESIDUE OF CALLED 6.000 ACRES
MELVIN BORDERS, JR., ET UX
TO
BENJAMIN S. SESSIONS
MAY 1, 1992
C.C.F. N660640
O.P.R.R.P.H.C.T.

CALLED 5.75 ACRES
DONALD L. HOLEMAN
TO
KAREN ANN STRAIT
OCTOBER 2, 2020
C.C.F. RP-2020-470945
O.P.R.R.P.H.C.T.

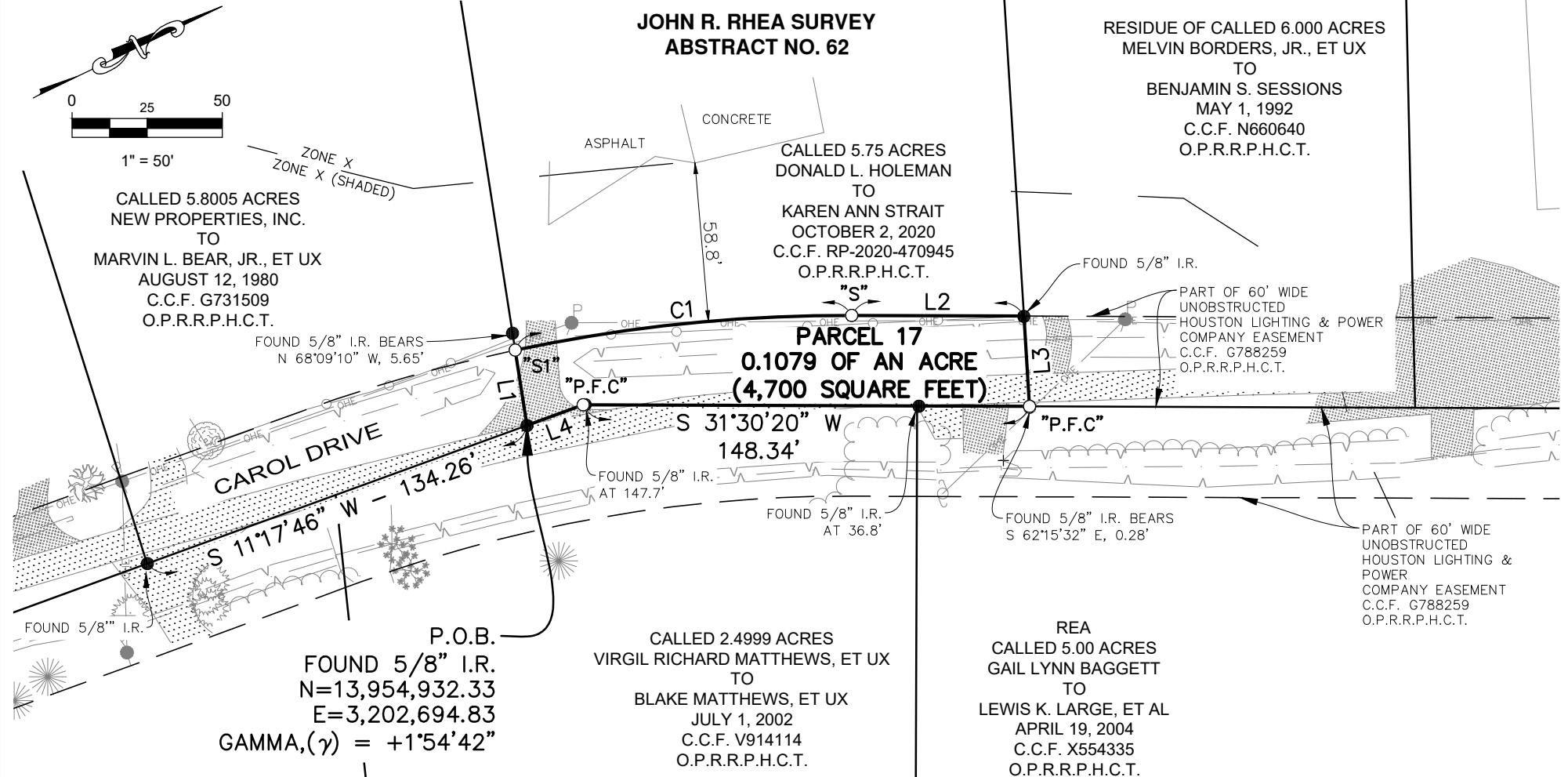
CALLED 5.8005 ACRES
NEW PROPERTIES, INC.
TO
MARVIN L. BEAR, JR., ET UX
AUGUST 12, 1980
C.C.F. G731509
O.P.R.R.P.H.C.T.

PARCEL 17
0.1079 OF AN ACRE
(4,700 SQUARE FEET)

CALLED 2.4999 ACRES
VIRGIL RICHARD MATTHEWS, ET UX
TO
BLAKE MATTHEWS, ET UX
JULY 1, 2002
C.C.F. V914114
O.P.R.R.P.H.C.T.

REA
CALLED 5.00 ACRES
GAIL LYNN BAGGETT
TO
LEWIS K. LARGE, ET AL
APRIL 19, 2004
C.C.F. X554335
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=13,954,932.33
E=3,202,694.83
GAMMA, (γ) = +1°54'42"



I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

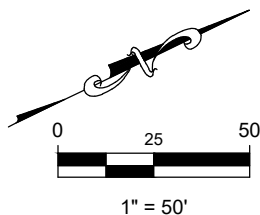
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"P.F.C."	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 17 0.1079 OF AN ACRE (4,700 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 67°33'33" W	25.27'
L2	N 31°30'20" E	57.26'
L3	S 62°15'32" E	30.06'
L4	S 11°17'46" W	19.90'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°10'23"	530.00'	112.60'	N 25°25'09" E	112.39'

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 17	KAREN ANN STRAIT	C.C.F. RP-2020-470945	CALLED 5.75 ACRES	0.1079 OF AN ACRE (4,700 S.F.)	5.6421 ACRES

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 17 0.1079 OF AN ACRE (4,700 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 50'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.2202 of an acre (9,590 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.00 acres tract conveyed to Lewis K. Large, et ux. by Gail Lynn Baggett, executed April 19, 2004 and recorded in County Clerk's File Number X554335 of the Official Public Records of Real Property of Harris County, Texas, this 0.2202 of an acre, (9,590 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, in the northeasterly line of the herein described tract, same being a common corner of said called 5.00 acres tract and a called 5.00 acres tract (Tract 16-A) conveyed to Noman, Inc. by Alpha Houston Investments, Inc., executed August 30, 2001 and recorded in County Clerk's File Number V277203 of The Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N =13,955,296.73, E = 3,202,945.31, and Gamma, (γ) = + 01 degree 54 minutes 44 seconds;

THENCE South 58 degrees 29 minutes 13 seconds East with the northeasterly line of the herein described tract, same being the common line of said called 5.00 acres tract and said called 5.00 acres tract (Tract 16-A), a distance of 16.89 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, in a curve for the northeast corner of the herein described tract;

THENCE with the southeasterly line of the herein described tract, a curve to the right, having a radius of 50.00 feet, a delta angle of 21 degrees 20 minutes 34 seconds, an arc length of 18.62 feet, a chord bearing and distance of South 64 degrees 18 minutes 26 seconds West, 18.52 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of reverse curvature in the southeasterly line of the herein described tract;

THENCE with the southeasterly line of the herein described tract, a curve to the left, having a radius of 25.00 feet, a delta angle of 43 degrees 28 minutes 23 seconds, an arc length of 18.97 feet, a chord bearing and distance of South 53 degrees 14 minutes 32 seconds West, 18.52 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of tangency in the southeasterly line of the herein described tract;

THENCE South 31 degrees 30 minutes 20 seconds West with the southeasterly line of the herein described tract a distance of 279.15 feet to a point for corner for the south corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 58 degrees 28 minutes 30 seconds West, 0.20 feet;

THENCE North 58 degrees 28 minutes 30 seconds West with the southerly line of the herein described tract, same being the common line of said called 5.00 acres tract and a called 2.4999 acres tract conveyed to Blake Matthews, et ux. by Virgil Richard Matthews, et ux., and recorded in County Clerk's File Number V914114 of the Official Public Records of Real Property of Harris County, Texas, a distance of 30.00 feet to a point for corner for the southwesterly corner of the herein described tract, same being a common corner of said called 5.00 acres tract and said called 2.4999 acres tract;

THENCE North 31 degrees 30 minutes 20 seconds East with the northwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract and a called 5.75 acres tract conveyed to Karen Ann Strait by Donald L. Holeman, executed September 25, 2020 and recorded in County Clerk's File Number RP-2020-470945 of the Official Public Records of Real Property of Harris County, Texas, passing at 0.60 feet, a 5/8 inch iron rod, found, continuing with the northwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract, a residue of a called 6.000 acres tract conveyed to Benjamin S Sessions by Melvin Borders, JR., et ux., executed May 1, 1992 and recorded in County Clerk's File Number N660640 of the Official Public Records of Real Property of Harris County, Texas, and a called 2.89 acres tract conveyed to Charlene Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-516669 of the Official Public Records of Real Property of Harris County, Texas, in all a total distance of 311.91 feet to a point for corner for the northwesterly corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears North 62 degrees 11 minutes 50 seconds East, 0.59 feet;

THENCE South 58 degrees 29 minutes 13 seconds East with the northeasterly line of the herein described tract, same being the common line of said called 5.00 acres tract and said called 5.00 acres tract (Tract 16-A) a distance of 30.00 feet to the PLACE OF BEGINNING and containing within said boundaries 0.2202 of an acre, (9,590 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

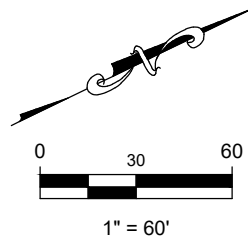
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



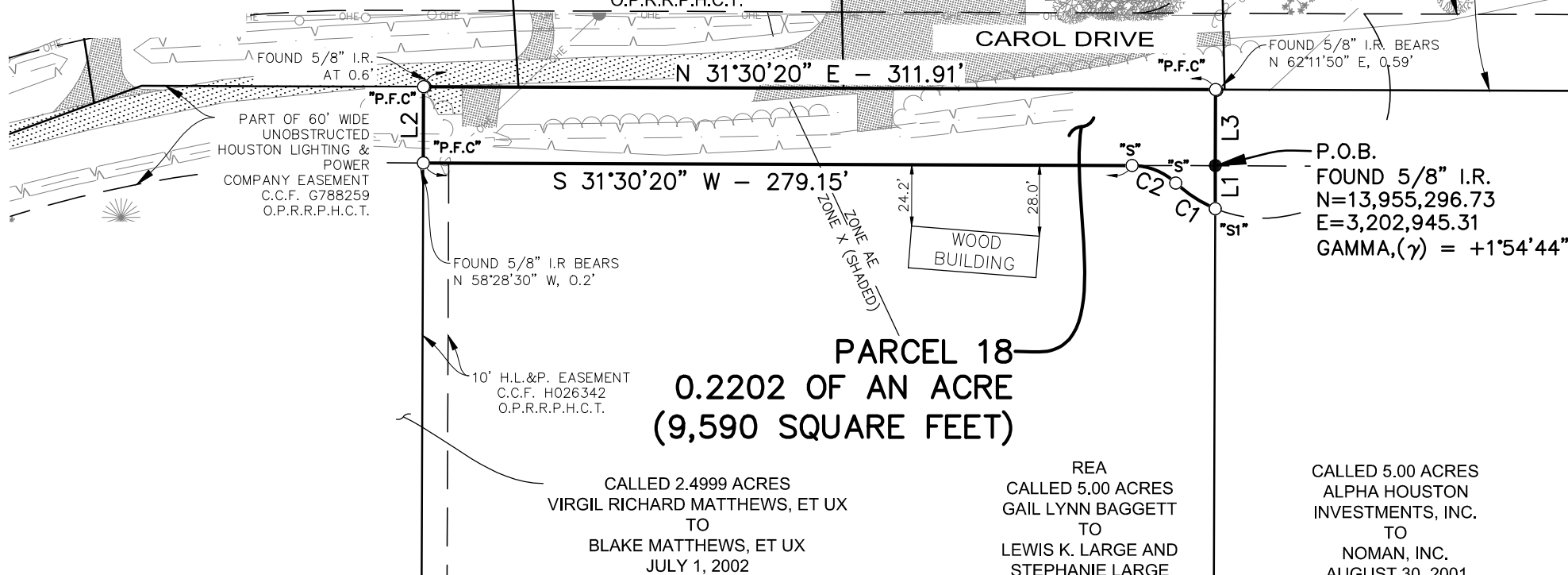
CALLLED 5.75 ACRES
DONALD L. HOLEMAN
TO
KAREN ANN STRAIT
SEPTEMBER 25, 2020
C.C.F. RP-2020-470945
O.P.R.R.P.H.C.T.

**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

RESIDUE OF CALLED 6.000 ACRES
MELVIN BORDERS, JR., ET UX
TO
BENJAMIN S. SESSIONS
MAY 1, 1992
C.C.F. N660640
O.P.R.R.P.H.C.T.

CALLLED 2.89 ACRES
CHARITY ANN LARGE
TO
CHARLENE LARGE AND
LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-516669
O.P.R.R.P.H.C.T.

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING
& POWER
COMPANY
EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.



**PARCEL 18
0.2202 OF AN ACRE
(9,590 SQUARE FEET)**

CALLLED 2.4999 ACRES
VIRGIL RICHARD MATTHEWS, ET UX
TO
BLAKE MATTHEWS, ET UX
JULY 1, 2002
C.C.F. V914114
O.P.R.R.P.H.C.T.

REA
CALLLED 5.00 ACRES
GAIL LYNN BAGGETT
TO
LEWIS K. LARGE AND
STEPHANIE LARGE
APRIL 19, 2004
C.C.F. X554335
O.P.R.R.P.H.C.T.

CALLLED 5.00 ACRES
ALPHA HOUSTON
INVESTMENTS, INC.
TO
NOMAN, INC.
AUGUST 30, 2001
C.C.F. V277203
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

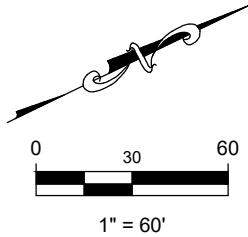
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"P.F.C."	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 18 0.2202 OF AN ACRE (9,590 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 18	LEWIS K. LARGE, ET UX.	C.C.F. X554335	CALLED 5.00 ACRES	0.2202 OF AN ACRE (9,590 S.F.)	4.7798 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 58°29'13" E	16.89'
L2	N 58°28'30" W	30.00'
L3	S 58°29'13" E	30.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°20'34"	50.00'	18.62'	S 64°18'26" W	18.52'
C2	43°28'23"	25.00'	18.97'	S 53°14'32" W	18.52'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 18 0.2202 OF AN ACRE (9,590 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0886 of an acre (3,861 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a residue of a called 6.000 acres tract conveyed to Benjamin S Sessions by Melvin Borders, JR., et ux, executed May 1, 1992 and recorded in County Clerk's File Number N660640 of the Official Public Records of Real Property of Harris County, Texas, this 0.0886 of an acre, (3,861 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the north corner of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N =13,955,202.55, E = 3,202,817.21, and Gamma, (γ) = + 01 degree 54 minutes 43 seconds, from this beginning corner a 5/8 inch iron rod, found, bears North 31 degrees 30 minutes 20 seconds East, 150.05 feet;

THENCE South 59 degrees 55 minutes 40 seconds East with the northeasterly line of the herein described tract, same being the common line of said residue of a called 6.000 acres tract and a called 2.89 acres tract conveyed to Charlene Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-516669 of the Official Public Records of Real Property of Harris County, Texas, a distance of 30.01 feet to a point for corner for the northeasterly corner of the herein described tract, same being a common corner of said residue of a called 6.000 acres tract and said called 2.89 acres tract;

THENCE South 31 degrees 30 minutes 20 seconds West with the southeasterly line of the herein described tract, same being the common line of said residue of a called 6.000 acres tract and a called 5.00 acres tract conveyed to Lewis K. Large, et ux. by Gail Lynn Baggett, executed April 19, 2004 and recorded in County Clerk's File Number X554335 of the Official Public Records of Real Property of Harris County, Texas, a distance of 128.10 feet, to a point for corner for the south corner of the herein described tract, from this corner a 5/8 inch iron rod, found, bears South 62 degrees 15 minutes 32 seconds East, 0.28 feet;

THENCE North 62 degrees 15 minutes 32 seconds West with the southwesterly line of the herein described tract, same being the common line of said residue of a called 6.000 acres tract and a called 5.75 acres tract conveyed to Karen Ann Strait by Donald L. Holeman, executed September 25, 2020 and recorded in County Clerk's File Number RP-2020-470945 of the Official Public Records of Real Property of Harris County, Texas, a distance of 30.06 feet to a 5/8 inch iron rod, found, for the southwesterly corner of the herein described tract;

THENCE North 31 degrees 30 minutes 20 seconds East with the northwesterly line of the herein described tract, a distance of 129.32 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0886 of an acre, (3,861 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta
Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022

**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

RESIDUE OF CALLED 6.000 ACRES
MELVIN BORDERS, JR., ET UX
TO
BENJAMIN S. SESSIONS
MAY 1, 1992
C.C.F. N660640
O.P.R.R.P.H.C.T.

CALLED 2.89 ACRES
CHARITY ANN LARGE
TO
CHARLENE LARGE AND
LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-516669
O.P.R.R.P.H.C.T.

CALLED 5.75 ACRES
DONALD L. HOLEMAN
TO
KAREN ANN STRAIT
SEPTEMBER 25, 2020
C.C.F. RP-2020-470945
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=13,955,202.55
E=3,202,817.21
GAMMA, (γ) = +1°54'43"

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING
& POWER
COMPANY
EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R.
FOUND 5/8" I.R. BEARS
S 62°15'32" E, 0.28'

CARPORT

L3

N 31°30'20" E - 150.05'

S 31°30'20" W
128.10'

CAROL DRIVE

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING &
POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

**PARCEL 19
0.0886 OF AN ACRE
(3,861 SQUARE FEET)**

10' H.L.&P. EASEMENT
C.C.F. H026342
O.P.R.R.P.H.C.T.

CALLED 2.4999 ACRES
VIRGIL RICHARD MATTHEWS, ET UX
TO
BLAKE MATTHEWS, ET UX
JULY 1, 2002
C.C.F. V914114
O.P.R.R.P.H.C.T.

REA
CALLED 5.00 ACRES
GAIL LYNN BAGGETT
TO
LEWIS K. LARGE AND
STEPHANIE LARGE
APRIL 19, 2004
C.C.F. X554335
O.P.R.R.P.H.C.T.

CALLED 5.00 ACRES
ALPHA HOUSTON
INVESTMENTS, INC.
TO
NOMAN, INC.
AUGUST 30, 2001
C.C.F. V277203
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta

Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

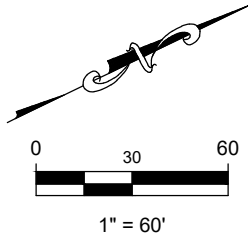
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"P.F.C."	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 19 0.0886 OF AN ACRE (3,861 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 19	BENJAMIN S. SESSIONS	C.C.F. N660640	CALLED 3.1100 ACRES	0.0886 OF AN ACRE (3,861 S.F.)	3.0214 ACRES


LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 59°55'40" E	30.01'
L2	N 62°15'32" W	30.06'
L3	N 31°30'20" E	129.32'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739 		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 19 0.0886 OF AN ACRE (3,861 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.1091 of an acre (4,750 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 2.89 acres tract conveyed to Charlene Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-516669 of the Official Public Records of Real Property of Harris County, Texas, this 0.1091 of an acre, (4,750 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, for the southwesterly corner of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of N =13,955,202.55, E = 3,202,817.21, and Gamma, (γ) = + 01 degree 54 minutes 43 seconds, from this beginning corner a 5/8 inch iron rod, found, bears South 31 degrees 30 minutes 20 seconds West, 129.32 feet;

THENCE North 31 degrees 30 minutes 20 seconds East with the northwesterly line of the herein described tract a distance of 115.71 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of curvature in the northwesterly line of the herein described tract;

THENCE continuing with the northwesterly line of the herein described tract, a curve to the left having a radius of 25.00 feet, a delta angle of 42 degrees 11 minutes 10 seconds, an arc length of 18.41 feet, a chord bearing and distance of North 10 degrees 24 minutes 45 seconds East, 17.99 feet to a 5/8 inch iron rod with cap stamped "HARRIS COUNTY SURVEY GROUP", set, for a point of reverse curvature in the northwesterly line of the herein described tract;

THENCE continuing with the northwesterly line of the herein described tract, a curve to the right having a radius of 50.00 feet, a delta angle of 22 degrees 58 minutes 56 seconds, an arc length of 20.06 feet, a chord bearing and distance of North 0 degrees 48 minutes 39 seconds East, 19.92 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the most northerly northeast corner of the herein described tract;

THENCE South 59 degrees 55 minutes 40 seconds East with the northeasterly line of the herein described tract, same being the common line of said called 2.89 acres tract and a called 5.9054 acres tract conveyed to Stephanie Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-515638 of the Official Public Records of Real Property of Harris County, Texas, passing at 16.80 feet, a 5/8 inch iron rod, found, in all a total distance of 46.66 feet to a 5/8 inch iron rod, found, for an easterly northeast corner of the herein described tract, same being a common corner of said called 2.89 acres tract and said called 5.9054 acres tract;

THENCE South 31 degrees 30 minutes 20 seconds West with the southeasterly line of the herein described tract, same being the common line of said called 2.89 acres tract, a called 5.00 acres tract (Tract 16-A) and a called 5.00 acres tract conveyed to Lewis K. Large, et al. by Gail Lynn Baggett, executed April 19, 2004 and recorded in County Clerk's File Number X554335 of the Official Public Records of Real Property of Harris County, Texas, a distance of 150.05 feet to a point for corner for the south corner of the herein described tract, same being a common corner of said called 2.89 acres tract and a residue of a called 6.000 acres tract conveyed to Benjamin S. Sessions by Melvin Borders, Jr., et ux., executed May 1, 1992 and recorded in County Clerk's File Number N660640 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 59 degrees 55 minutes 40 seconds West with the southerly line of the herein described tract, same being the common line of said called 2.89 acres tract and said residue of a called 6.000 acres tract a distance of 30.01 feet to the PLACE OF BEGINNING and containing within said boundaries 0.1091 of an acre, (4,750 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

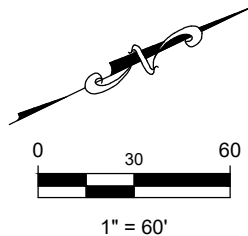
WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta
Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



**JOHN R. RHEA SURVEY
ABSTRACT NO. 62**

RESIDUE OF CALLED 6.000 ACRES
MELVIN BORDERS, JR., ET UX
TO
BENJAMIN S. SESSIONS
MAY 1, 1992
C.C.F. N660640
O.P.R.R.P.H.C.T.

CALLED 2.89 ACRES
CHARITY ANN LARGE
TO
CHARLENE LARGE AND LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-516669
O.P.R.R.P.H.C.T.

CALLED 5.9054 ACRES
CHARITY ANN LARGE
TO
STEPHANIE LARGE AND
LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-515638
O.P.R.R.P.H.C.T.

P.O.B.
FOUND 5/8" I.R.
N=13,955,202.55
E=3,202,817.21
GAMMA, (γ) = +1°54'43"

PART OF 60' WIDE
UNOBSTRUCTED
HOUSTON LIGHTING
& POWER
COMPANY
EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

FOUND 5/8" I.R.

S 31°30'20" W
129.32'

CAROL DRIVE

N 31°30'20" E
115.71'

SEE DETAIL "A"
SHEET 4

S 31°30'20" W
150.05'

**PARCEL 20
0.1091 OF AN ACRE
(4,750 SQUARE FEET)**

REA
CALLED 5.00 ACRES
GAIL LYNN BAGGETT
TO
LEWIS K. LARGE AND
STEPHANIE LARGE
APRIL 19, 2004
C.C.F. X554335
O.P.R.R.P.H.C.T.

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

CALLED 5.00 ACRES
(TRACT 16-A)
ALPHA HOUSTON INVESTMENTS, INC.
TO
NOMAN, INC.
AUGUST 30, 2001
C.C.F. V277203
O.P.R.R.P.H.C.T.

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

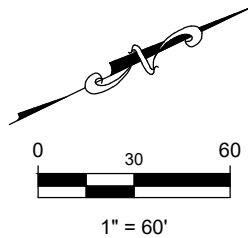
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"P.F.C."	POINT FOR CORNER

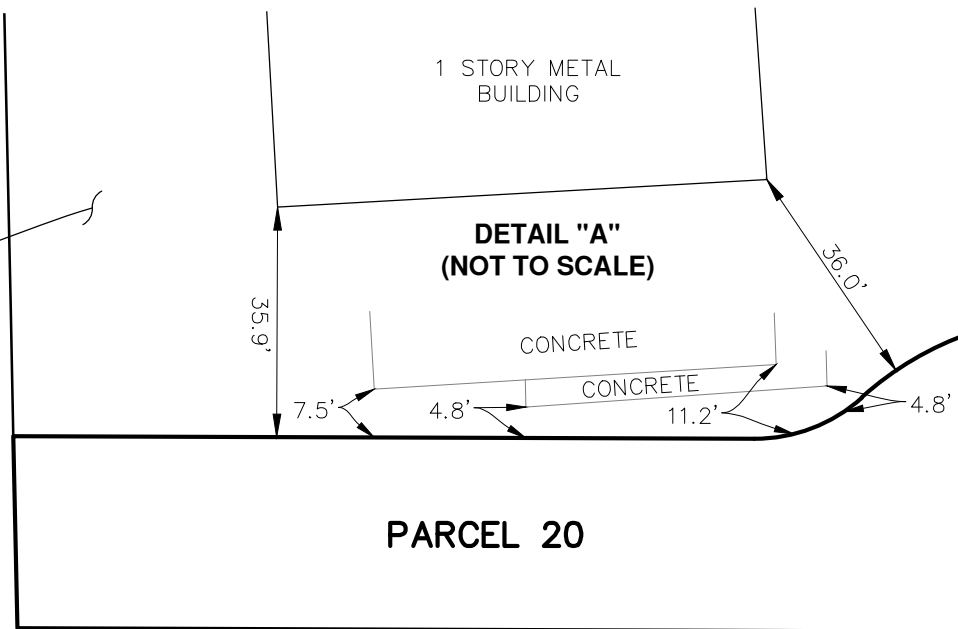
HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 20 0.1091 OF AN ACRE (4,750 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



CALLLED 2.89 ACRES
CHARITY ANN LARGE
TO
CHARLENE LARGE AND LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-516669
O.P.R.R.P.H.C.T.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S 59°55'40" E	46.66'
L2	N 59°55'40" W	30.01'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°11'10"	25.00'	18.41'	N 10°24'45" E	17.99'
C2	22°58'56"	50.00'	20.06'	N 0°48'39" E	19.92'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

ABBREVIATIONS LEGEND

TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 20	LEWIS K. LARGE, ET AL.	C.C.F. X554335	CALLED 5.00 ACRES	0.1091 OF AN ACRE (4,750 S.F.)	4.8909 ACRES

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 20 0.1091 OF AN ACRE (4,750 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0671 of an acre (2,922 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.00 acres tract (Tract 16-A) conveyed to Noman, Inc. by Alpha Houston Investments, Inc., executed August 30, 2001 and recorded in County Clerk's File Number V277203 of the Official Public Records of Real Property of Harris County, Texas, this 0.0671 of an acre, (2,922 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, in the southwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract (Tract 16-A) and a called 5.00 acres tract conveyed to Lewis K. Large, et al. by Gail Lynn Baggett, Executed April 19, 2004 and recorded in County Clerk's File Number X554335 of the Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N = 13,955,296.73, E = 3,202,945.31, and Gamma, (γ) = + 01 degree 54 minutes 44 seconds, from this beginning corner a 5/8 inch iron rod, found, bears North 31 degrees 30 minutes 20 seconds East, a distance of 312.00 feet;

THENCE North 58 degrees 29 minutes 13 seconds West with the southwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract (Tract 16-A) and said called 5.00 acres tract, a distance of 30.00 feet to a point for corner for the southwesterly corner of the herein described tract, same being a common corner of the said called 5.00 acres tract (Tract 16-A) and said called 5.00 acres tract;

THENCE North 31 degrees 30 minutes 20 seconds East with the northwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract (Tract 16-A) and a called 2.89 acres tract conveyed to Charlene Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-516669 of the Official Public Records of Real Property of Harris County, Texas, passing at 3.60 feet, a 5/8 inch iron rod, found, for a common corner of said called 2.89 acres tract and a called 5.9054 acres tract conveyed to Stephanie Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-515638 of the Official Public Records of Real Property of Harris County, Texas, continuing with the northwesterly line of the herein described tract, same being the common line of said 5.00 acres tract (Tract 16-A) and said called 5.9054 acres tract, in all a total distance of 68.83 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, in a curve for the north corner of the herein described tract;

THENCE with the northeasterly line of the herein described tract, a curve to the right having a radius of 50.00 feet, a delta angle of 112 degrees 47 minutes 12 seconds, an arc length of 98.42 feet, a chord bearing and distance of South 2 degrees 45 minutes 26 seconds East, 83.29 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the south corner of the herein described tract;

THENCE North 58 degrees 29 minutes 13 seconds West with the southwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract (Tract 16-A) and said called 5.00 acres tract, a distance of 16.89 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0671 of an acre, (2,922 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

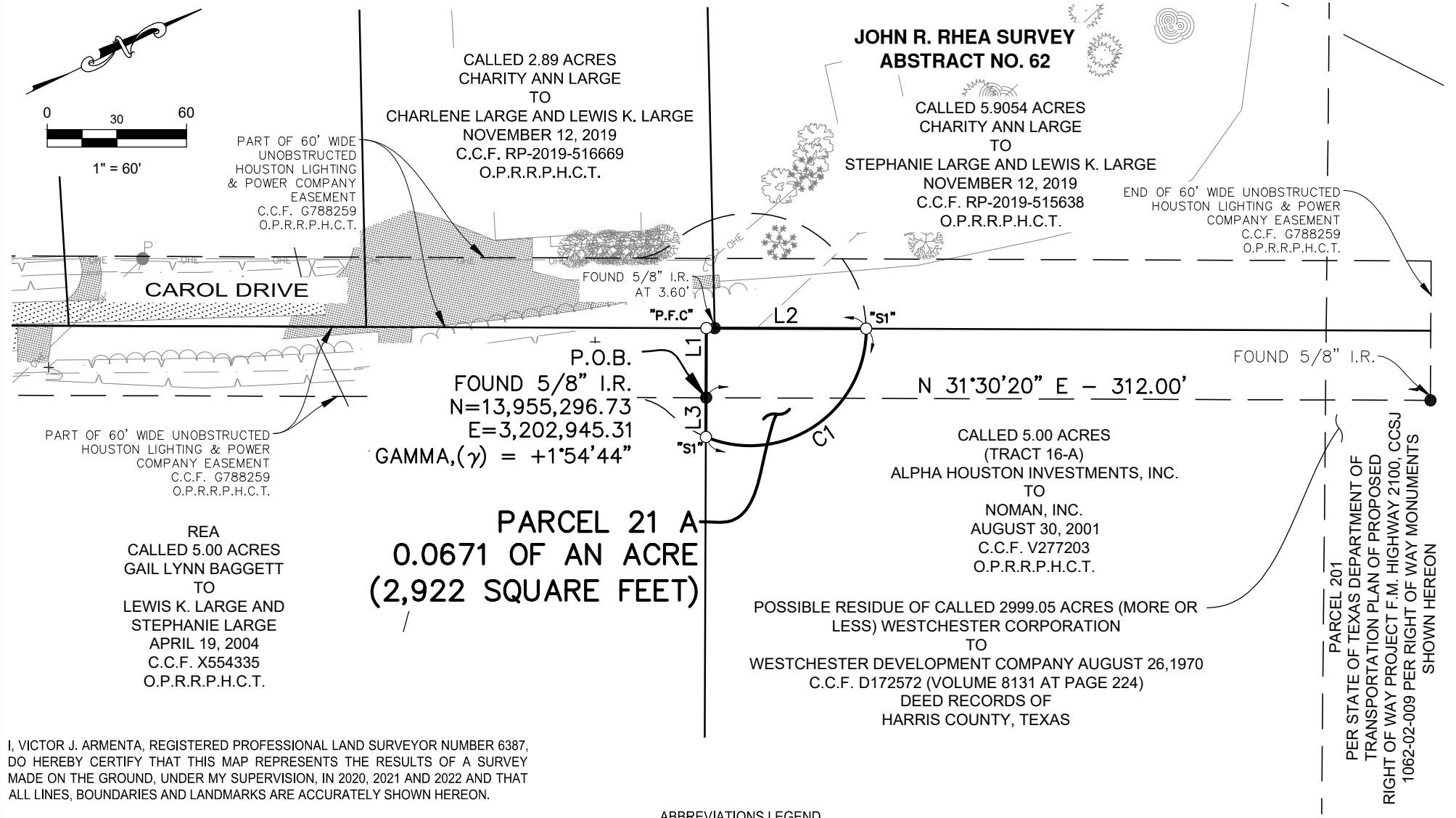
WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387





I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387, DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

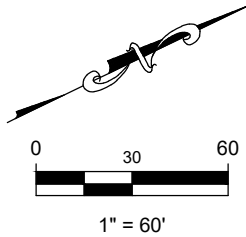
WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



ABBREVIATIONS LEGEND	
C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."
"P.F.C."	POINT FOR CORNER

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 21 A 0.0671 OF AN ACRE (2,922 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 21	NOMAN, INC.	C.C.F. V277203	CALLED 5.00 ACRES	0.0671 OF AN ACRE (2,922 S.F.)	4.9329 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 58°29'13" W	30.00'
L2	N 31°30'20" E	68.83'
L3	N 58°29'13" W	16.89'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	112°47'12"	50.00'	98.42'	S 2°45'26" E	83.29'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 21 A 0.0671 OF AN ACRE (2,922 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0098 of an acre (426 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.00 acres tract (Tract 16-A) conveyed to Noman, Inc. by Alpha Houston Investments, Inc., executed August 30, 2001 and recorded in County Clerk's File Number V277203 of the Official Public Records of Real Property of Harris County, Texas, this 0.0098 of an acre, (426 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 5/8 inch iron rod, found, for the southeast corner of a called 5.9054 acres tract conveyed to Stephanie Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-515638 of the Official Public Records of Real Property of Harris County, Texas, same being the east corner of a called 2.89 acres tract conveyed to Charlene Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-516669 of the Official Public Records of Real Property of Harris County, Texas;

THENCE North 31 degrees 30 minutes 20 seconds East with the northwesterly line of said called 5.00 acres tract, same being the easterly line of said called 5.9054 acres tract a distance of 65.28 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the POINT OF BEGINNING of the herein described tract, this beginning corner has a Texas Coordinate System of 1983 value of
N =13,955,371.09, E = 3,202,955.70, and Gamma, (γ) = + 01 degree 54 minutes 44 seconds;

THENCE North 31 degrees 30 minutes 20 seconds East with the northwesterly line of the herein described tract, same being the common line of said called 5.00 acres tract (Tract16-A) and said called 5.9054 acres tract a distance of 30.92 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the north corner of the herein described tract;

THENCE South 21 degrees 59 minutes 27 seconds East with the northeasterly line of the herein described tract, a distance of 20.01 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for the east corner of the herein described tract;

THENCE South 28 degrees 44 minutes 02 seconds West with the southeasterly line of the herein described tract a distance of 21.87 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV.", set, for a point of curvature and the south corner of the herein described tract;

THENCE with the southwesterly line of the herein described tract, a curve to the left having a radius of 50.00 feet, a delta angle of 20 degrees 00 minutes 30 seconds, an arc length of 17.46 feet, a chord bearing and distance of North 49 degrees 08 minutes 47 seconds West, 17.37 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0098 of an acre, (426 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

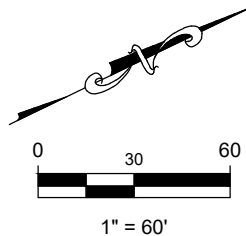
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



CALLLED 2.89 ACRES
CHARITY ANN LARGE
TO
CHARLENE LARGE AND
LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-516669
O.P.R.R.P.H.C.T.

JOHN R. RHEA SURVEY ABSTRACT NO. 62

CALLLED 5.9054 ACRES
CHARITY ANN LARGE
TO
STEPHANIE LARGE AND LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-515638
O.P.R.R.P.H.C.T.

ZONE AE
(FLOODWAY)
ZONE AE

P.O.C.
FOUND 5/8" I.R.

P.O.B.
N=13,955,371.09
E=3,202,955.70
GAMMA,(γ) = +1°54'44"

CAROL DRIVE

PART OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

REA
CALLLED 5.00 ACRES
GAIL LYNN BAGGETT
TO
LEWIS K. LARGE AND
STEPHANIE LARGE
APRIL 19, 2004
C.C.F. X554335
O.P.R.R.P.H.C.T.

END OF 60' WIDE UNOBSTRUCTED
HOUSTON LIGHTING & POWER
COMPANY EASEMENT
C.C.F. G788259
O.P.R.R.P.H.C.T.

PARCEL 21 B
0.0098 OF AN ACRE
(426 SQUARE FEET)

CALLLED 5.00 ACRES
ALPHA HOUSTON INVESTMENTS, INC.
TO
NOMAN, INC.
AUGUST 30, 2001
C.C.F. V277203
O.P.R.R.P.H.C.T.

POSSIBLE RESIDUE OF CALLED 2999.05 ACRES (MORE OR
LESS) WESTCHESTER CORPORATION
TO
WESTCHESTER DEVELOPMENT COMPANY AUGUST 26, 1970
C.C.F. D172572 (VOLUME 8131 AT PAGE 224)
DEED RECORDS OF
HARRIS COUNTY, TEXAS

PARCEL 201
PER STATE OF TEXAS DEPARTMENT OF
TRANSPORTATION PLAN OF PROPOSED
RIGHT OF WAY PROJECT F.M. HIGHWAY 2100, CCSJ
1062-02-009 PER RIGHT OF WAY MONUMENTS SHOWN HEREON

I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D. 2022.

Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

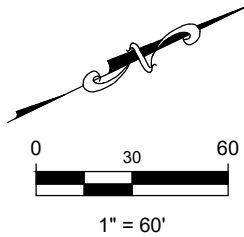
ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
D.R. H.C.T.	DEED RECORDS OF HARRIS COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S1"	SET 1/2" IRON ROD WITH CAP STAMPED "HARRIS CO. SURV."

HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 21 B 0.0098 OF AN ACRE (426 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 21 B	NOMAN, INC.	C.C.F.V277203	CALLED 5.00 ACRES	0.0098 OF AN ACRE (426 S.F.)	4.99 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 31°30'20" E	65.28'
L2	N 31°30'20" E	30.92'
L3	S 21°59'27" E	20.01'
L4	S 28°44'02" W	21.87'


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°00'30"	50.00'	17.46'	N 49°08'47" W	17.37'

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48201C0340L, EFFECTIVE DATE SEPTEMBER 28, 1990, MAP REVISED JUNE 18, 2007, ALL OF THE AREA SHOWN HEREON LIES WITHIN ZONE "X".
- THIS SURVEY HAS BEEN PREPARED WITH AID FROM A PRELIMINARY TITLE REPORT PREPARED BY THE HARRIS COUNTY ATTORNEY'S OFFICE, C.A. FILE NO. 20ATE0111, EXAMINATION CERTIFIED TO MAY 18, 2022.
- TRACT DESCRIBED AND CONVEYED TO PLANTATION HILLS, INC. PER INSTRUMENT FILED IN COUNTY CLERK'S FILE NO. C554459, (VOLUME 6880 AT PAGE 174), D.R.H.C.T. NO DEDICATION OF RIGHT OF WAY OF PLANTATION HILLS HAS BEEN FOUND TO DATE.

ABBREVIATIONS LEGEND

C.C.F.	COUNTY CLERK'S FILE
O.P.R.R.P. H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
M.R. H.C.T.	MAP RECORDS OF HARRIS COUNTY, TEXAS
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P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
"S"	SET 5/8" IRON ROD WITH CAP STAMPED "HARRIS COUNTY SURVEY GROUP"

HARRIS COUNTY SURVEYING DEPARTMENT 10555 NW FREEWAY HOUSTON, TX 77092 PH: 713-274-3739 		
PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 21 B 0.0098 OF AN ACRE (426 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 4 of 4

STATE OF TEXAS)
COUNTY OF HARRIS)

DESCRIPTION of a 0.0621 of an acre (2,705 square feet), of land situated in the John R. Rhea Survey, Abstract Number 62, Harris County, Texas, being out of and a part of a called 5.9054 acres tract conveyed to Stephanie Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-515638 of the Official Public Records of Real Property of Harris County, Texas, this 0.0621 of an acre, (2,705 square feet), tract is more particularly described by metes and bounds as follows herein, to wit:

NOTE: ALL BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DEFINED IN V.T.C.A., NATURAL RESOURCES CODE, §21.071-21.079, NAD83(2011) EPOCH 2010.00. ALL DISTANCES DESCRIBED HEREIN ARE SURFACE, HORIZONTAL, (U.S. SURVEY FEET), AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99994458. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod, found, in the southwesterly line of the herein described tract, same being the common line of said called 5.9054 acres tract and a called 2.89 acres tract conveyed to Charlene Large, et al. by Charity Ann Large, executed November 12, 2019 and recorded in County Clerk's File Number RP-2019-516669 of the Official Public Records of Real Property of Harris County, Texas, this beginning corner has a Texas Coordinate System of 1983 value of N =13,955,330.47, E = 3,202,895.62, and Gamma, (γ) = +01 degree 54 minutes 44 seconds, from this beginning corner a 5/8 inch iron rod, found, bears North 31 degrees 30 minutes 20 seconds East, 309.29 feet;

THENCE North 59 degrees 55 minutes 40 seconds West with the southwesterly line of the herein described tract, same being the common line of said called 5.9054 acres tract and said called 2.89 acres tract a distance of 16.65 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV", set, in a curve for the west corner of the herein described tract;

THENCE with the northwesterly line of the herein described tract, a curve to the right having a radius of 50.00 feet, a delta angle of 108 degrees 32 minutes 52 seconds, an arc length of 94.73 feet, a chord bearing and distance of North 66 degrees 34 minutes 32 seconds East, 81.18 feet to a 1/2 inch iron rod with cap stamped "HARRIS CO. SURV", set, for the northeast corner of the herein described tract;

THENCE South 31 degrees 30 minutes 20 seconds West with the southeast line of the herein described tract, same being the common line of said called 5.9054 acres tract and a called 5.00 acres tract (Tract 16-A) conveyed to Noman, Inc. by Alpha Houston Investments, Inc., executed August 30, 2001 and recorded in County Clerk's File Number V277203 of the Official Public Records of Real Property of Harris County, Texas, a distance of 65.28 feet to a 5/8 inch iron rod, found, for the south corner of the herein described tract, same being a common corner of said called 5.9054 acres tract and said called 2.89 acres tract;

THENCE North 59 degrees 55 minutes 40 seconds West with the southwesterly line of the herein described tract, same being the common line of said called 5.9054 acres tract and said called 2.89 acres tract, a distance of 30.01 feet to the PLACE OF BEGINNING and containing within said boundaries 0.0621 of an acre, (2,705 square feet), of land;

I, Victor J. Armenta, Registered Professional Land Surveyor Number 6387, do hereby certify that this description represents the results of a survey made on the ground, under my supervision in 2020, 2021 and 2022, and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS, my hand and seal at Houston, Texas, this the 20th day of October, A.D., 2022.

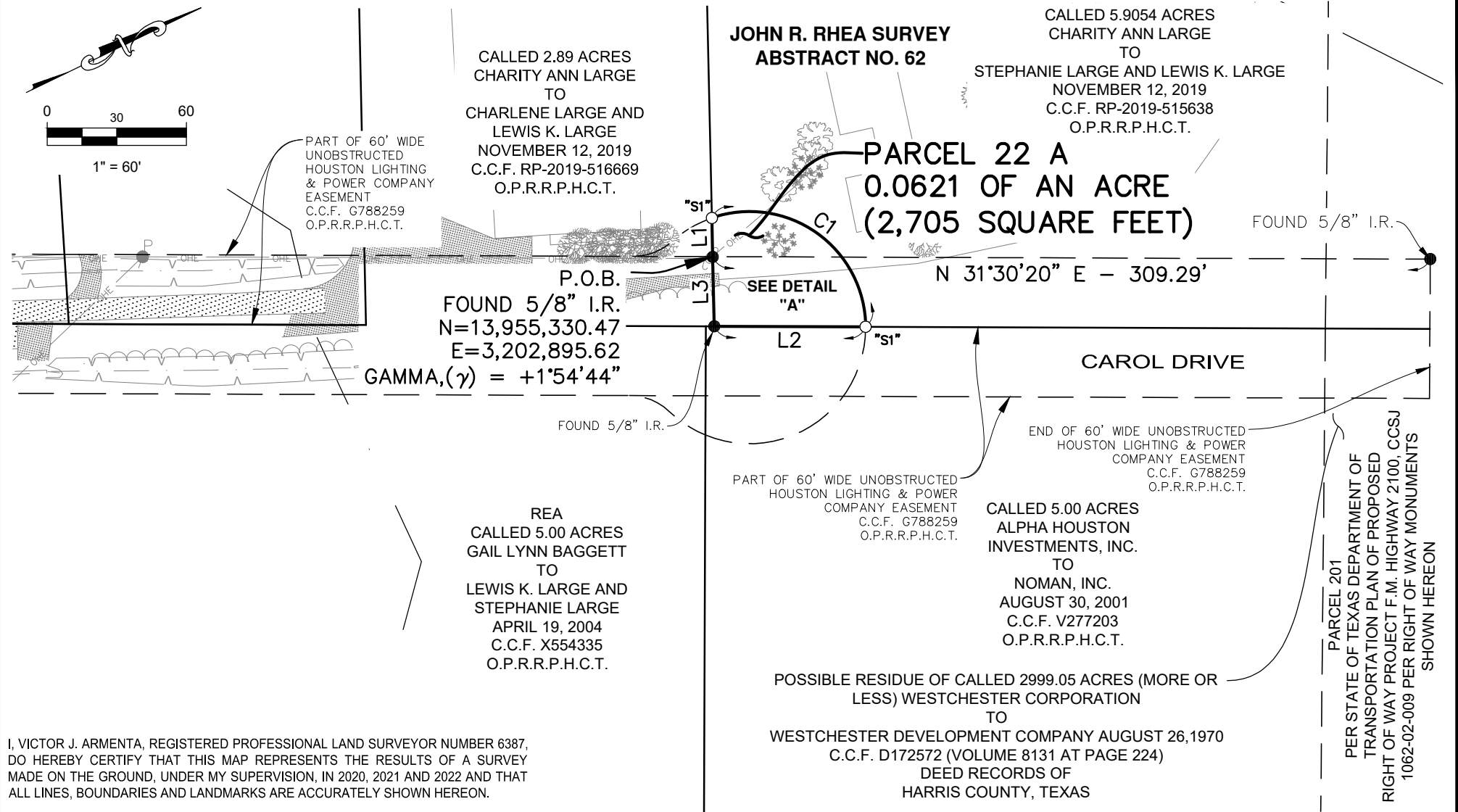
Victor Armenta

Victor J. Armenta

Registered Professional Land Surveyor Number 6387



10-20-2022



I, VICTOR J. ARMENTA, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6387,
DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY
MADE ON THE GROUND, UNDER MY SUPERVISION, IN 2020, 2021 AND 2022 AND THAT
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Victor Armenta
Victor J. Armenta
Registered Professional
Land Surveyor Number 6387



10-20-2022

C.C.F.
O.P.R.R.P. H.C.T.

M.R. H.C.T.
D.R. H.C.T.
P.O.C.
P.O.B.
"S1"

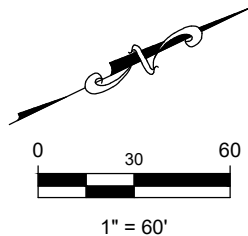
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MAP RECORDS OF HARRIS COUNTY, TEXAS
DEED RECORDS OF HARRIS COUNTY, TEXAS
POINT OF COMMENCING
POINT OF BEGINNING
SET 1/2" IRON ROD WITH CAP STAMPED
"HARRIS CO. SURV."

ABBREVIATIONS LEGEND

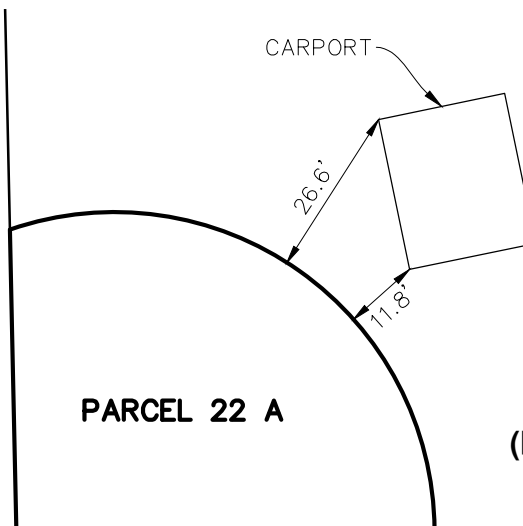
HARRIS COUNTY SURVEYING DEPARTMENT
10555 NW FREEWAY HOUSTON, TX 77092
PH: 713-274-3739



PROJECT TITLE: CAROL DRIVE AND PLANTATION HILLS DRIVE-ORPHAN ROAD-2019		
DRAWN BY: JNC	SHEET DESCRIPTION: PARCEL 22 A 0.0621 OF AN ACRE (2,705 SQUARE FEET)	JOB NO: 079-223
CK'D BY: JPE		FILE NAME:
SCALE: 1" = 60'		FILE NO.:
DATE: 10/20/2022	APPROVED BY: JOHN P. ENGLE	SHT NO: 3 of 4



CALLED 2.89 ACRES
CHARITY ANN LARGE
TO
CHARLENE LARGE AND
LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-516669
O.P.R.R.P.H.C.T.



CALLED 5.9054 ACRES
CHARITY ANN LARGE
TO
STEPHANIE LARGE AND LEWIS K. LARGE
NOVEMBER 12, 2019
C.C.F. RP-2019-515638
O.P.R.R.P.H.C.T.

DETAIL "A"
(NOT TO SCALE)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 59°55'40" W	16.65'
L2	S 31°30'20" W	65.28'
L3	N 59°55'40" W	30.01'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	108°32'52"	50.00'	94.73'	N 66°34'32" E	81.18'

NOTES:

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TRACT NO.	OWNER	VESTING DEED O.P.R.R.P.H.C.T.	EXISTING ACREAGE	TAKE/ESMT. AREA	REMAINDER
PARCEL 22	STEPHANIE LARGE, ET AL.	C.C.F. RP-2019-515638	CALLED 5.9054 ACRES	0.0621 OF AN ACRE (2,705 S.F.)	5.8433 ACRES

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