PROPERTY DESCRIPTION:

BEING A 1.158 ACRE TRACT OF LAND SITUATED IN THE AMBROSE MAYS SURVEY, ABSTRACT NO. 543, HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARIA LOPEZ CERVANTES, AS RECORDED IN INSTRUMENT NO. V571399, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

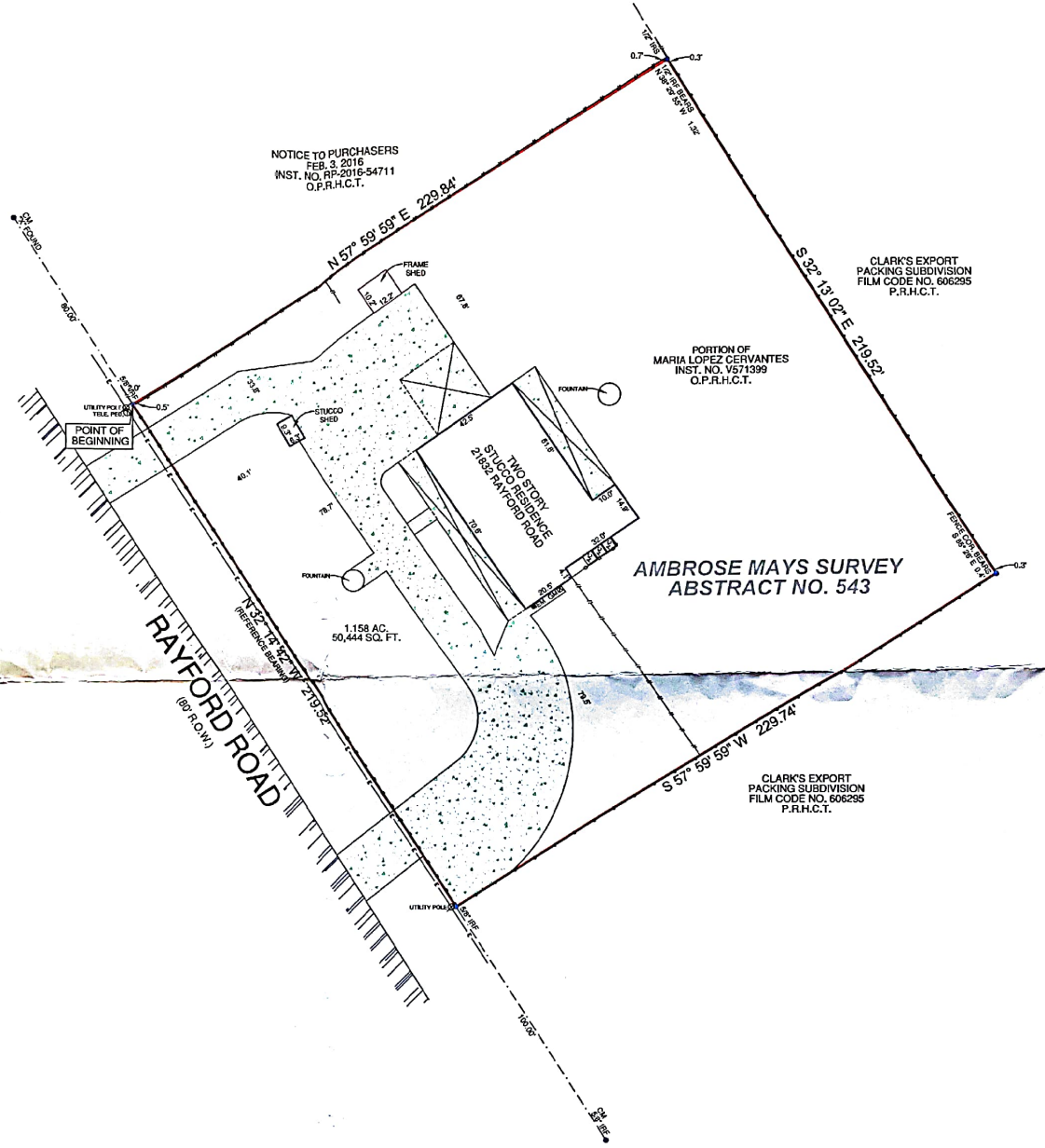
BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID CERVANTES TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A NOTICE TO PURCHASERS DATED FEBRUARY 3, 2016, AS RECORDED IN INSTRUMENT NO. RP-2016-54711, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE NORTHEAST LINE OF RAYFORD ROAD (80 FOOT RIGHT-OF-WAY);

THENCE NORTH 57° 59' 59" EAST, A DISTANCE OF 229.84 FEET ALONG THE COMMON LINE OF SAID CERVANTES TRACT AND SAID NOTICE TO A 1/2-INCH IRON ROD SET FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 38° 29' 55" WEST - 1.32 FEET, SAID IRON ROD SET BEING THE NORTH CORNER OF SAID CERVANTES TRACT AND THE EAST CORNER OF SAID NOTICE, AND BEING ON THE MOST NORTHEASTERLY SOUTHWEST LINE OF CLARK'S EXPORT PACKING SUBDIVISION, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 606295, PLAT RECORDS, HARRIS COUNTY, TEXAS;

THENCE SOUTH 32° 13' 02" EAST, A DISTANCE OF 219.52 FEET ALONG THE COMMON LINE OF SAID CERVANTES TRACT AND SAID CLARK'S EXPORT PACKING SUBDIVISION TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 85° 26' EAST - 0.4 OF ONE FOOT, SAID POINT BEING THE EAST CORNER OF SAID CERVANTES TRACT;

THENCE SOUTH 57° 59' 59" WEST, A DISTANCE OF 229.74 FEET ALONG SAID COMMON LINE TO A 5/8-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID CERVANTES TRACT AND THE MOST SOUTHERLY WEST CORNER OF SAID CLARK'S EXPORT PACKING SUBDIVISION, SAID IRON ROD BEING ON THE AFORESAID NORTHEAST LINE OF RAYFORD ROAD;

THENCE NORTH 32° 14' 42" WEST, A DISTANCE OF 219.52 FEET ALONG SAID NORTHEAST LINE TO THE POINT OF BEGINNING AND CONTAINING 50,444 SQUARE FEET OR 1.158 ACRES OF LAND.



FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48201C0290 K, DATED JUNE 8, 2014.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED DEED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

TITLE SURVEY

21832 RAYFORD ROAD
CITY OF HUMBLE
HARRIS COUNTY, TEXAS

GF#: 18-365108-LF	
BORROWER: MARIA LOPEZ CERVANTES AND VICENTE RAMIREZ CERVANTES	
TITLE CO.: CAPITAL TITLE	
PREMIER JOB #: 18-07387	
TECH: MSP	DATE: 09/10/18
FIELD: DT	FIELD DATE: 09/07/18

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

Capital Title℠
A Shaddock Company

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor