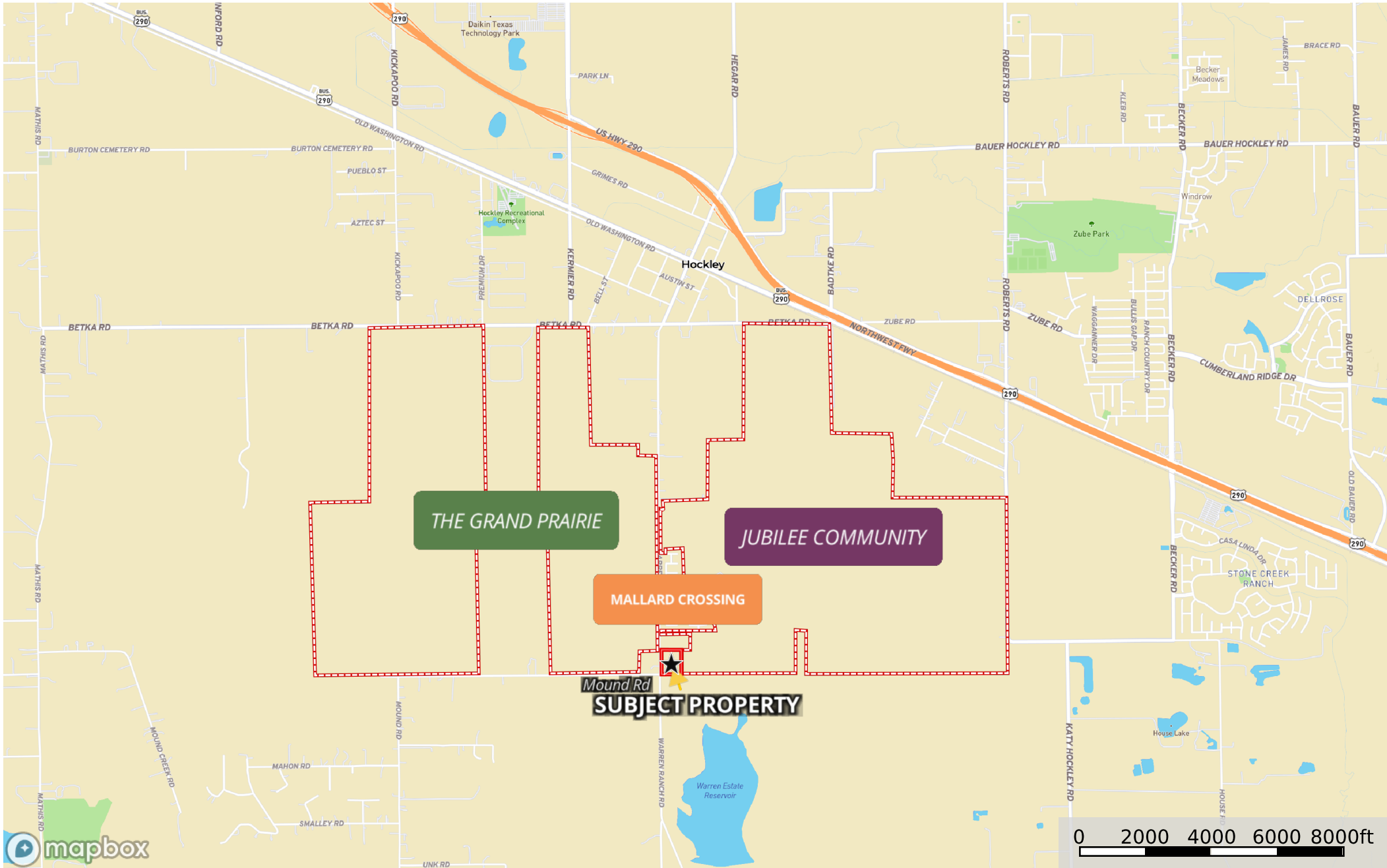


Warren Ranch listing

Harris County, Texas, AC +/-



★ Star ➔ Direction ▭ Boundary ▭ Boundary

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

RYAN LOEWE, ET UX
10.08 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 10.08 acres, situated in Harris County, Texas, being out of the John Devine Survey, Abstract No. 238, and being all or a portion of a called 10.000 acre tract described in that deed dated June 15, 1994, from Bettye Southard to Ryan Loewe and Jeanenne Loewe, recorded in Clerk's File No. P919310 of the Official Records of Harris County, Texas, said 10.08 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod near fence corner, lying in the East margin of Warren Ranch Road (public right-of-way), marking a Northwest corner of the Warren Ranch called 621.730 acre tract (Tract Four, Clerk's File No. J433557, Official Records of Harris County, Texas), marking the Southwest corner of the original called 10.000 acre tract (hereafter referred to as "original tract"), and marking the Southwest corner of the herein described tract;

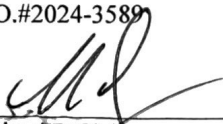
THENCE along the East margin of said road, with the West line of the original tract, N 00deg 14min 35sec W, 732.77 ft., to a found ½ inch iron rod, marking the Southwest corner of the David Pulpan called 5.000 acre tract (Tract A, Clerk's File No. S257682, Official Records of Harris County, Texas), marking the Northwest corner of the original tract, and marking the Northwest corner of the herein described tract;

THENCE departing said road margin, along the South line of the Pulpan called 5.000 acre tract (Tract A), and along a portion of the South line of the David Pulpan called 5.000 acre tract (Tract B, Clerk's File No. S257682, Official Records of Harris County, Texas), with the North line of the original tract, N 90deg 00min 00sec E (record bearing for the North line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 599.58 ft., to a found 5/8 inch iron rod, marking a Northwest corner of the 290 WR Holdings, LP called 98.76 acre tract (Tract Two, Clerk's File No. RP-2017-245403), marking the Northeast corner of the original tract, and marking the Northeast corner of the herein described tract;

THENCE along a West line of the 290 WR Holdings, LP called 98.76 acre tract, with the East line of the original tract, S 00deg 13min 48sec E, at 730.34 ft. passing a found 5/8 inch iron rod, and CONTINUING for a TOTAL DISTANCE of 732.60 ft., to a point for corner, lying in a North line of the aforementioned Warren Ranch called 621.730 acre tract, marking the Southwest corner of the 290 WR Holdings, LP tract, marking the Southeast corner of the original tract, and marking the Southeast corner of the herein described tract;

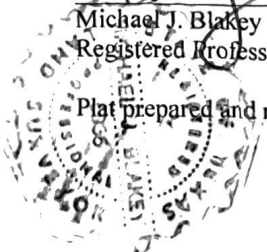
THENCE along a portion of said North line of the Warren Ranch tract, with the South line of the original tract, S 89deg 59min 02sec W, 599.41 ft., to the **PLACE OF BEGINNING** and containing 10.08 acres of land.

September 19, 2024
W.O.#2024-3589



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



cm = control monument
 OHE = overhead electric line
 pp = power (utility) pole
 pb = portable building
 ac = air conditioning unit
 mb = metal building
 gd = gravel drive
 mh = manhole
 O.R.H.C.T. = Official Records of Harris County, Texas

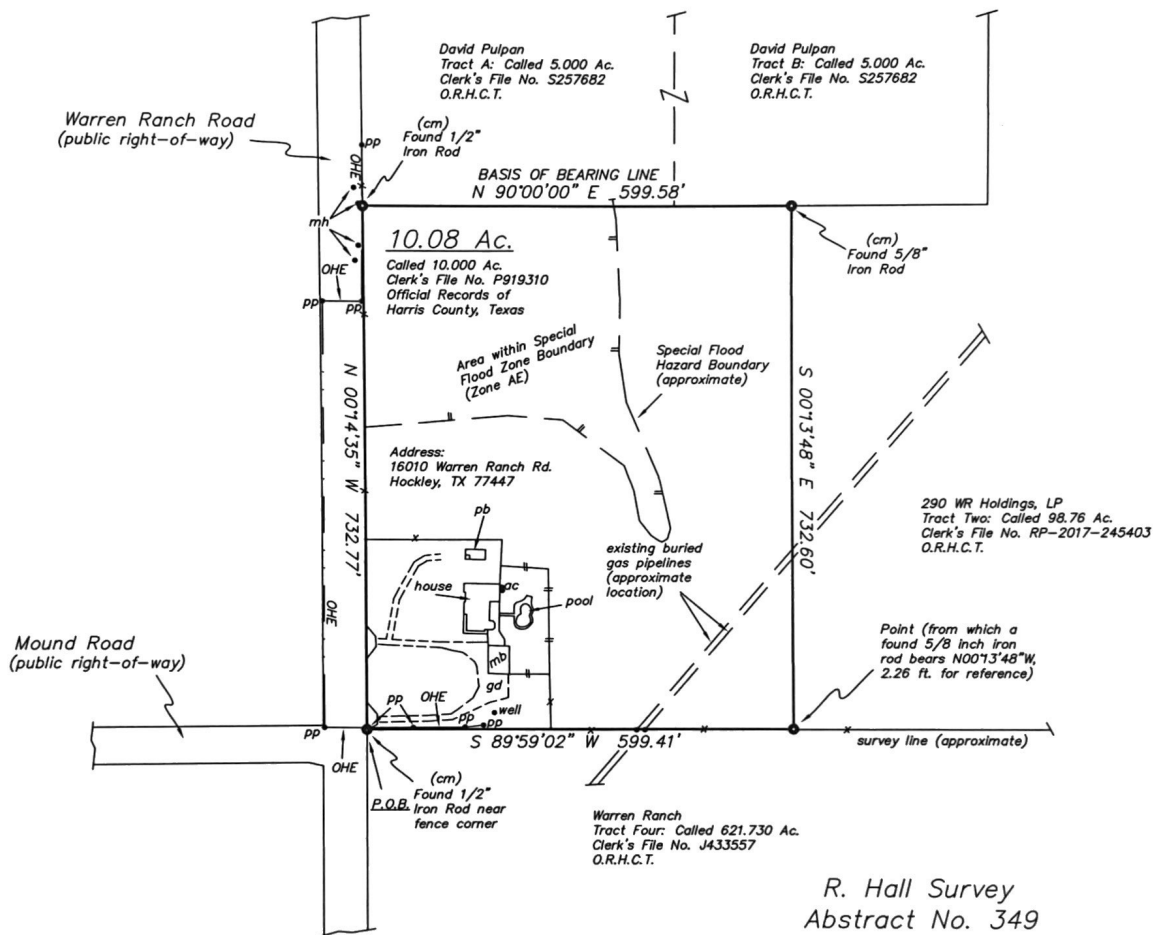
Bearings shown hereon are based on the record bearing for the North line of the original called 10.000 acre tract, recorded in Clerk's File No. P919310, O.R.H.C.T.

This plat accompanied by metes and bounds description.

Scale 1" = 200'

A portion of the tract shown hereon lies within the Special Flood Hazard Boundary (Zone AE) per the FEMA Flood Insurance Rate Map for Harris County, Texas, Map Number 48201C0380N, effective date 11/15/2019.

John Devine Survey
 Abstract No. 238
 Harris County, Texas



R. Hall Survey
 Abstract No. 349
 Harris County, Texas

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon represents the results of an on the ground survey made by me on September 19, 2024, and all corners are as shown. There are no conflicts or protrusions apparent on the ground except as shown. This survey was made without the benefit of a current title report which may indicate easements or other encumbrances of record not apparent on the ground.

Michael J. Blakey
 Registered Professional Land Surveyor No. 5935



W.O.#2024-3589

Ryan Loewe, et ux

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

4650 Wilhelm Lane
 Burton, Texas 77835

(979) 277-8549

