

METES AND BOUNDS  
1.95 ACRE PARCEL  
LOCATED IN THE  
WCRS SURVEY,  
HARRIS COUNTY, TEXAS

Being a 1.95 acre parcel of land situated in the WCRS Survey, Abstract 93A, Harris County, Texas, and being out of Lot 8, Block 8 of Houston Suburban Estates as recorded in Volume 7, page 33 of the Map Records of Harris County, and being out of the same tract as recorded in Harris County Clerk's File P761286, SA/E & EXCEPT the called 0.429 acres as recorded in H.C.C.F. 2017-141206, with the basis of bearings being said deeds, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the southern right of way of Pasadena Boulevard for the northeast corner of the called 0.429 acres as recorded in H.C.C.F. RP-2016-22845, the northeast corner of the original Lot 7, the northwest corner of the original Lot 8, and marking the northwest corner of the herein described parcel;

**THENCE**, North 87°26'00" East, a distance of 129.39 feet (called 129.02 feet) along the southern right of way of Pasadena Boulevard to a 5/8" iron rod found for the northwest corner of the called 0.429 acres, and marking the northeast corner of the herein described parcel;

**THENCE**, South 02°42'00" East, a distance of 125.00 feet (called 125.00 feet) along the western line of the called 0.429 acres to a point for corner, from which a fence post (found bears South 54°00'59" West, a distance of 1.88 feet, for the southwest corner of the called 0.429 acres, and marking an angle point in the eastern line of the herein described parcel;

**THENCE**, North 87°26'00" East, a distance of 149.04 feet (called 150.00 feet) along the southern line of the called 0.429 acres to a 5/8" iron rod found in the western line of the called 14.782 acres as recorded in H.C.C.F. RP-2016-22845, the northeast corner of the called 0.429 acres, and marking an angle point in the eastern line of the herein described parcel;

**THENCE**, South 02°50'09" East (called South 02°40'07" East), a distance of 247.02 feet (called 246.94 feet) along the western line of the called 14.782 acres, and marking the southeast corner of the herein described parcel;

**THENCE**, South 87°26'00" West, a distance of 279.05 feet along the southern line of the called 14.782 acres to a 1/2" iron rod with plastic cap for the southwest corner of the called 0.429 acres, and marking the southwest corner of the herein described parcel;

**POINT OF BEGINNING**, a distance of 371.94 feet along the eastern line of the called 9.773 acres back to the

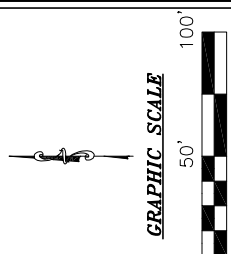
**NOTE** - SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

**THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY OF NO. 3086919-04336 ISSUED ON 10/18/2019.**

THE EASEMENT AS RECORDED IN VOLUME 3901, PAGE 189, VOLUME 3901, PAGE 546, DEED RECORDS, HARRIS COUNTY, TEXAS, CLERK'S FILE NO(S). D526533, HARRIS COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

**FLOOD INFORMATION**  
FIRM NO. 1910017613  
REV. DATE: 01/06/2017  
ZONE: X

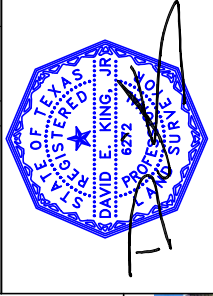
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION CONTAINED HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



| NO.        | REVISION | DATE |
|------------|----------|------|
| 1910017613 |          |      |
| 10/27/19   |          |      |

LAND TITLE SURVEY

JOB NO.: 1910017613  
DATE: 10/27/19  
DRAWN BY: IM  
APPROVED BY: DEK



FIRM REGISTRATION NO. 10190700  
DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
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**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FENCE POST
- POWER POLE
- CONTROL MONUMENT

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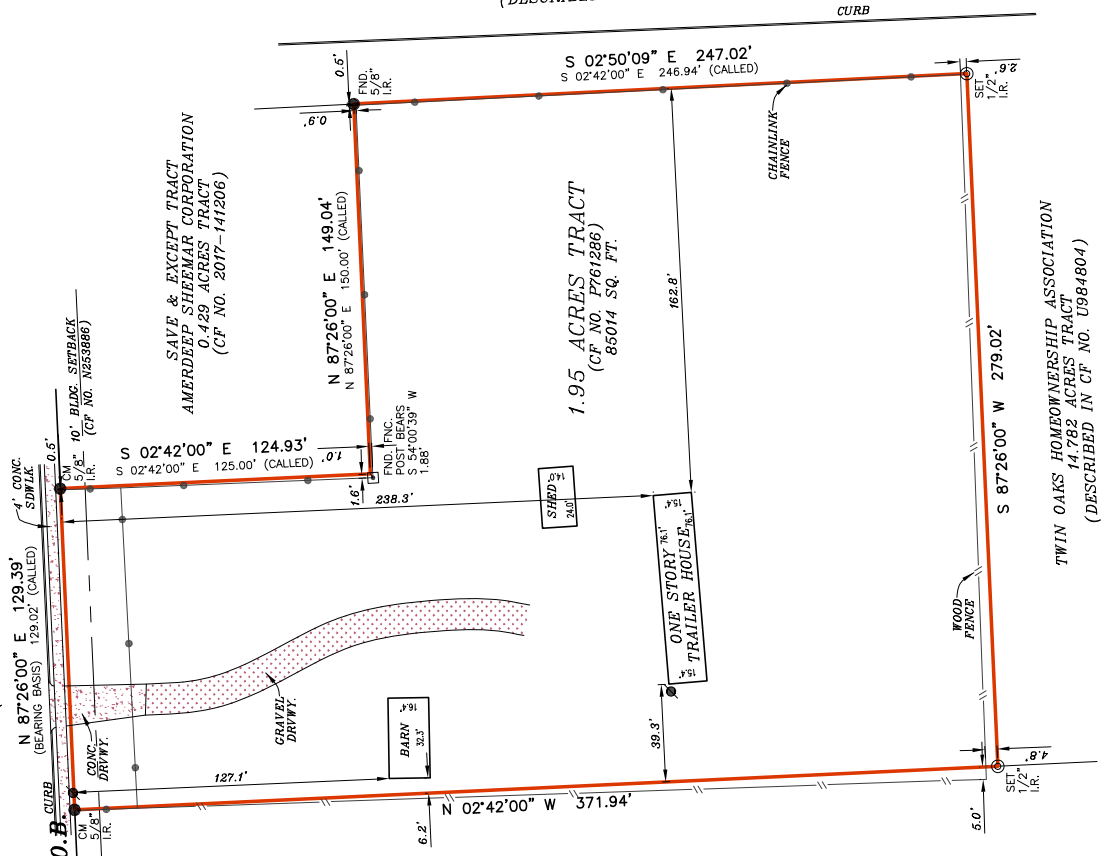
I, **DAVID E. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **AMERICAN TITLE COMPANY** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: **BEING A 1.95 ACRE PARCEL OF LAND** located in the **WCRS SURVEY**, Harris County, Texas. Clerk's File **P761286**, of the **Map Records of Harris County, Texas**. Borrower in: **PTERA PALILA VILLAS DEVELOPMENT**, **PASADENA, TX 77503**. Address: **3200 PASADENA BLVD., PASADENA, TX 77503**. Cf. No. **3086919-04336**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME XXX, PAGE XXX, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS. VOLUME 5578, PAGE 217, DEED RECORDS, HARRIS COUNTY, TEXAS. CLERK'S FILE NO(S). N2534886; HARRIS COUNTY, TEXAS



PROPERTY PHOTOGRAPH:  
**Overland Consortium Inc.**  
**Surveyors**  
Tel: 281-940-8869 Fax: 281-201-6476  
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

**PASADENA BLVD.**  
(60' R.O.W.)



**TWIN OAKS HOMEOWNERSHIP ASSOCIATION**  
14.782 ACRES TRACT  
(DESCRIBED IN CF NO. U984804)

JP OAKWOOD INVESTMENTS, LLC  
9.773 ACRES TRACT  
(A.K.A. LOT 7, BLOCK 8)  
(CF NO. RP-2016-22845)