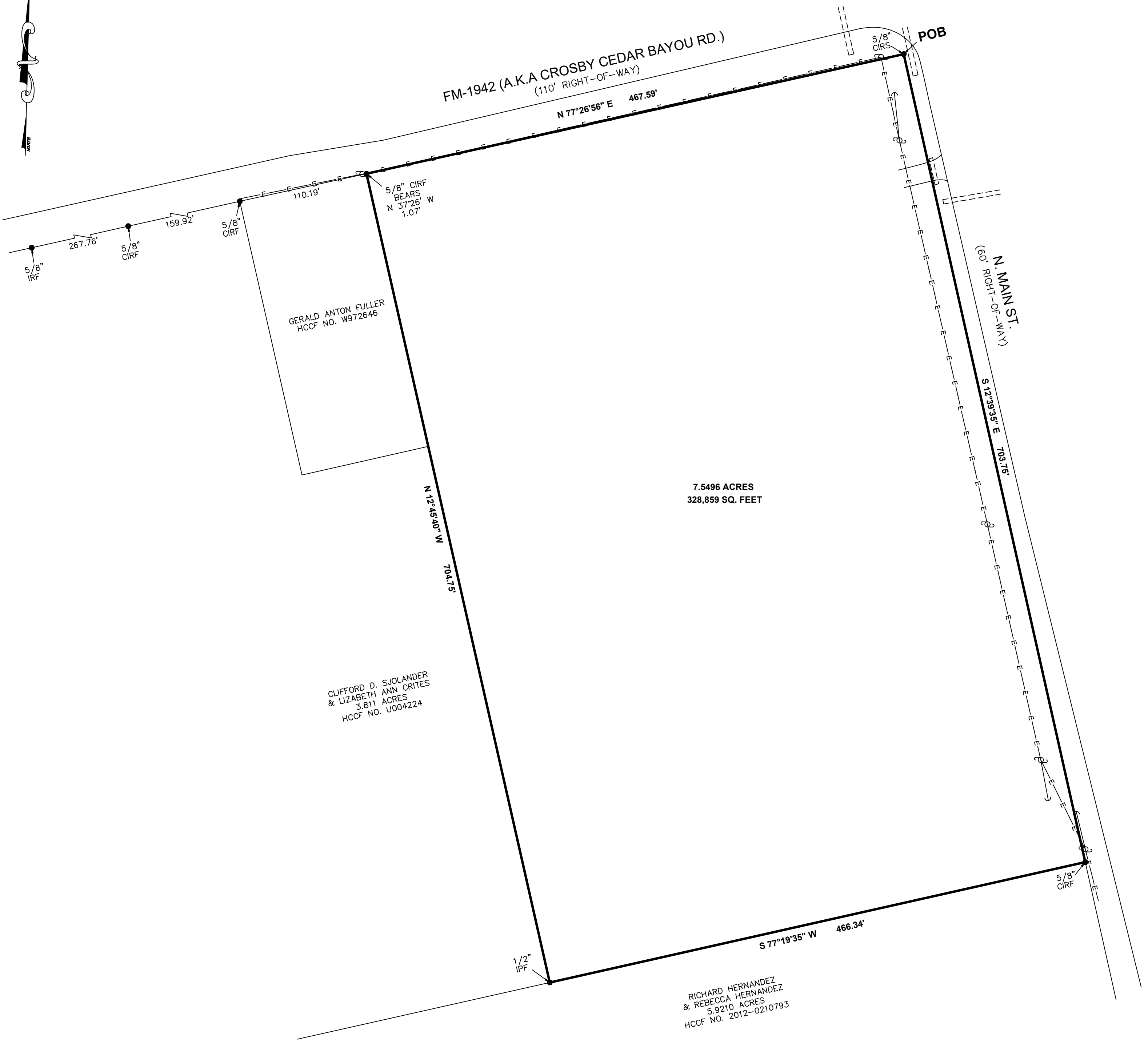
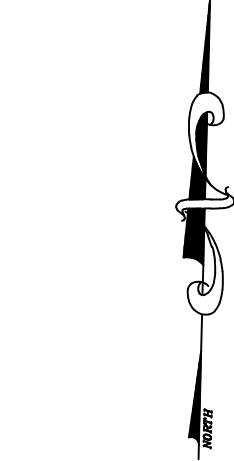


SCALE: 1" = 60'



7.5496 ACRES  
328,859 SQ. FEET

GERALD ANTON FULLER  
HCCF NO. W972646

CLIFFORD D. SJOLANDER  
& LIZABETH ANN CRITES  
3.811 ACRES  
HCCF NO. U004224

RICHARD HERNANDEZ  
& REBECCA HERNANDEZ  
5.9210 ACRES  
HCCF NO. 2012-0210793

LEGAL DESCRIPTION 7.5496 ACRES  
GEORGE ELLIS LEAGUE, ABSTRACT NO. 21  
HARRIS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 7.5496 ACRES (328,859 SQUARE FEET) OF LAND SITUATED IN THE GEORGE ELLIS LEAGUE, ABSTRACT NO. 21, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 62.549 ACRE TRACT CONVEYED FROM THE SHEPPEY LAND COMPANY LLC TO 62 N. MAIN PARTNERS LLC RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2008-0425880, AND BEING OUT OF AND A PART OF LOT 24 OF THE SUBDIVISION OF GEORGE ELLIS LEAGUE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 72, PAGE 459 OF THE DEED RECORDS OF HARRIS COUNTY, SAID 7.5496 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 1942 (ALSO KNOWN AS CROSBY CEDAR BAYOU ROAD, 100 FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF NORTH MAIN STREET (60 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF SAID 62.549 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 12 DEGREES 39 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTH MAIN STREET, A DISTANCE OF 703.75 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE RICHARD HERNANDEZ AND REBECCA HERNANDEZ CALLED 5.9210 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 2012-0210793, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 77 DEGREES 19 MINUTES 35 SECONDS WEST, OVER AND ACROSS SAID 62.549 ACRE TRACT AND ALONG THE NORTH LINE OF SAID RICHARD HERNANDEZ AND REBECCA HERNANDEZ CALLED 5.9210 ACRE TRACT, A DISTANCE OF 466.34 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE CLIFFORD D. SJOLANDER AND LIZABETH ANN CRITES CALLED 3.811 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. W972646, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 12 DEGREES 45 MINUTES 40 SECONDS WEST, ACROSS SAID 62.549 ACRE TRACT AND ALONG THE EAST LINE OF SAID CLIFFORD D. SJOLANDER AND LIZABETH ANN CRITES CALLED 3.811 ACRE TRACT, A DISTANCE OF 704.75 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID FARM TO MARKET ROAD 1942 FOR THE NORTHEAST CORNER OF THE GERLAND ANTON FULLER TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. W972646, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 26 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FARM TO MARKET ROAD 1942 AND THE NORTH LINE OF SAID 62.549 ACRE TRACT, A DISTANCE OF 467.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.5496 ACRES OF LAND, MORE OR LESS.

**LEGEND:**

- HCCF - HARRIS COUNTY CLERKS FILE
- E— OVERHEAD ELECTRIC LINES
- G— GUY WIRE
- U— UTILITY POLE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- POB - POINT OF BEGINNING

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48201C0755M, DATED JAN. 05, 2017, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

**SURVEY OF**

BEING A TRACT OR PARCEL CONTAINING 7.5496 ACRES (328,859 SQUARE FEET) OF LAND SITUATED IN THE GEORGE ELLIS LEAGUE, ABSTRACT NO. 21, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 62.549 ACRE TRACT CONVEYED FROM THE SHEPPEY LAND COMPANY LLC TO 62 N. MAIN PARTNERS LLC RECORDED IN HARRIS COUNTY CLERKS FILE NO. 2008-0425880, AND BEING OUT OF AND A PART OF LOT 24 OF THE SUBDIVISION OF GEORGE ELLIS LEAGUE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 72, PAGE 459 OF THE DEED RECORDS OF HARRIS COUNTY

ADDRESS: 0. N. MAIN ST. BAYTOWN, TX 77521	SURVEYED FOR: 62 N. MAIN PARTNER LLC
TBPLS LICENSE # 10193901 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002 www.wellstandsurvey.com	
JOB NO: 282-21	DATE: 04-26-21
DRAWN BY: AL	SCALE: 1" = 60'

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

**SURVEYOR'S CERTIFICATION**

TO: 62 N. MAIN PARTNER LLC,  
EXCLUSIVELY.

I, TIM WELLS WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON APRIL 26, 2021. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

**THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.**

Tim Wells White, Registered Professional Land Surveyor No. 5742

