

LEGEND

- R.P.R.H.C. = REAL PROPERTY RECORDS OF HARRIS COUNTY
- H.C.C.F. NO.(S) = HARRIS COUNTY CLERK'S FILE NUMBER'S
- VOL. = VOLUME
- PG. = PAGE
- |— = WOOD FENCE
- x— = WIRE FENCE
- OHP— = OVERHEAD ELECTRIC
- ⊕ = UTILITY POLE
- ▨ = COVERED
- ▩ = CONCRETE

76.36 ACRES
HDW & VPW PARTNERS, LTD
H.C.C.F. NO.(S) 20100097471, R.P.R.H.C., TX

(CALLED N 89°45'30" E 623.77')
N 88°05'12" E 623.68'

X=3221741.1387
Y=13929892.7859
FND. CONCRETE MONUMENT

1" = 200'

X=3221117.8055
Y=13929871.9722
FND. 1/2" IRON ROD
FND. 5/8" IRON ROD AT
S 82°58'35" E - 2.63'

7.033 ACRES, TRACT 2
JAMES RUSSELL COLLINS AND LILA CASADOS COLLINS
H.C.C.F. NO.(S) 20130095575, R.P.R.H.C., TX

(CALLED N 00°24'30" W)
N 02°28'16" W 1060.16'

TRACT 2
15.384 ACRES

OUT OF 17.952 ACRES
LEASA D. GARNER
H.C.C.F. NO.(S) 20140285129, R.P.R.H.C., TX

25.058 ACRES
BRUCE W. ABBOTT AND THERESA ABBOTT
H.C.C.F. NO.(S) U 208971, R.P.R.H.C., TX

4.00 ACRES, TRACT A
JAMES RUSSELL COLLINS AND LILA CASADOS COLLINS
H.C.C.F. NO.(S) 20130095575, R.P.R.H.C., TX

"POINT OF BEGINNING"

X=3221163.5171
Y=13928812.7963

X=3221395.7390
Y=13928844.1997

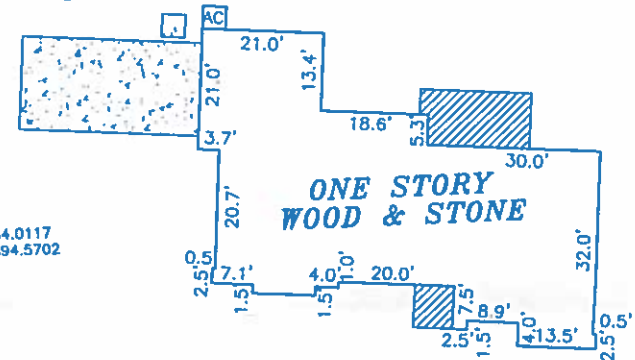
X=3221490.4092
Y=13928857.2542

FND. 2" IRON PIPE
X=3221784.0117
Y=13928894.5702

X=3221505.7207
Y=13928439.5648

X=3221466.1100
Y=13928427.9175

LOUIS ROAD
(60' R.O.W.)



DETAIL: NOT TO SCALE

LINE CHART

LINE	DISTANCE	BEARING
L1	43.91'	N 89°54'03" W (CALLED S 89°44'00" W - 42.16')
L2	295.96'	S 82°45'24" W (CALLED S 84°50'31" W - 296.20')
L3	417.97'	S 02°05'58" E (CALLED S 00°03'18" W)
L4	422.19'	N 09°35'42" W
L5	234.34'	S 82°17'55" W

CURVE CHART

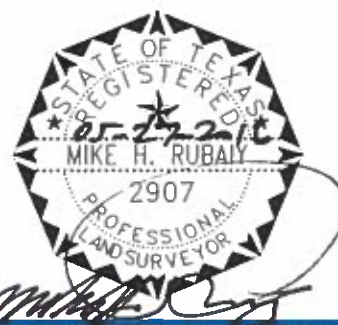
CURVE	RADIUS	ARC	BEARING	CHORD
C1	1115.92'	243.94'	S 80°56'13" W	243.46'
C2	1115.92'	41.29'	S 73°36'52" W	41.29'

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORDED.
- ALL CORNERS ARE MARKED WITH SET 1/2" IRON RODS ARE CAPPED, MARKED H & H LAND, UNLESS OTHERWISE NOTED.
- BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 15.384 ACRES OF LAND SITUATED IN THE JOHN GIBSON SURVEY, ABSTRACT 289, HARRIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 17.952 ACRE TRACT OF LAND CONVEYED TO LEASA D. GARNER RECORDED BY DEED IN HARRIS COUNTY CLERK'S FILE NO.(S) 20140285129 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 15.384 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS



P.O. Box 1974
Mont Belvieu, Tx 77580
(Office) 281 385-2087 (Fax) 281 385-5792

JOB NO. 215016

LOT: 15.384 AC. **	BLOCK:	SECTION:	SUBDIVISION:
RECORDATION: **	COUNTY: HARRIS	STATE: TEXAS	SURVEY: JOHN GIBSON SURVEY ABSTRACT 289
LENDER: CRITERION MORTGAGE SERVICES, LLC	TITLE CO.: TEXAS AMERICAN TITLE	GF NO.: 9991-15-1679	
PURCHASER: LEASA D. GARNER ADDRESS: 3209 LOUIS ROAD, CROSBY, TEXAS 77532			
FLOOD ZONE INFORMATION: This lot DOES lie in the 100 year flood plain and is in ZONE "AE" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480287059L dated 06-18-2007.			
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.			
FIELD WORK	NO.	DESCRIPTION	DATE
5/18/16-JW	1	UPDATED PER TITLE COMMITMENT	05-25-16
DRAFTED BY			
5/18/16-HH			
CHECKED BY			
5/18/16-MR			
KEP MAP NO.			
340W			