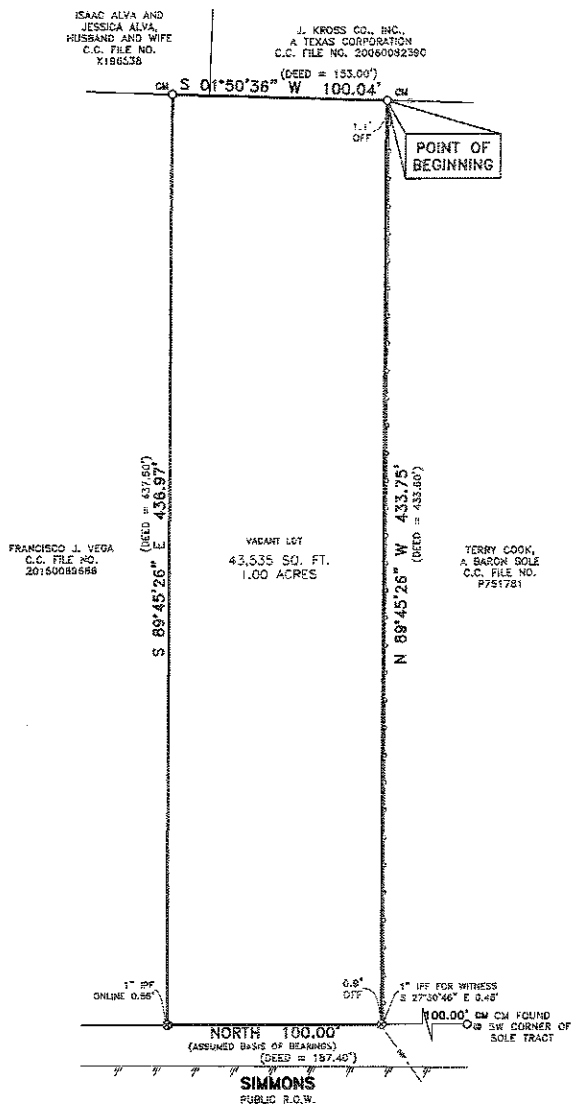

9146 Simmons

Being a tract of land situated in the J.T. Harrell Survey, Abstract No. 239, Harris County, Texas, same being that tract of land conveyed to Rajguru Properties, Inc, by deed recorded in County Clerk File No. 20110355051, Real Property Records of Harris County, Texas, also known as Lot 7, Block 5 of Dodson Acres, an unrecorded Subdivision in Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the Northeast corner of that tract of land conveyed to Terry Cook, a baron sole, by deed recorded in County Clerk File No. P751781, Real Property Records of Harris County, Texas and lying along the West line of that tract of land conveyed to J. Kross Co., Inc., a Texas Corporation, by deed recorded in County Clerk File No. 20060082390, Real Property Records of Harris County, Texas;

THENCE North 89 degrees 45 minutes 26 seconds West, along the North line of said Cook tract, a distance of 433.75 feet to a 1/2 inch iron rod set with yellow plastic cap stamped 'CBG Surveying' for corner, said corner being the Northwest corner of said Cook tract and lying along the East line of Simmons (public right-of-way) from which a 1 inch iron pipe found bears South 27 degrees 30 minutes 46 seconds East, a distance of 0.46 feet for witness;

THENCE North, along the East line of said Simmons, a distance of 100.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped 'CBG Surveying' for corner, said corner being the Southwest corner of that tract of land conveyed to Francisco J. Vega, by deed recorded in County Clerk File No. 20150069666, Real Property Records of Harris County, Texas, from which a 1 inch iron pipe found bears online in a Southerly direction at a distance of 0.56 feet for reference;

THENCE South 89 degrees 45 minutes 26 seconds East, along the South line of said Vega tract, a distance of 436.97 feet to a 1 inch iron pipe found for corner, said corner being the Southeast corner of said Vega tract and lying along the West line of that tract of land conveyed to Isaac Alva and Jessica Alva, husband and wife, by deed recorded in County Clerk File No. X196538, Real Property Records of Harris County, Texas;

THENCE South 01 degrees 50 minutes 36 seconds West, along the West line of said Alva tract, a distance of 100.04 feet to the POINT OF BEGINNING and containing 43,535 square feet or 1.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to : Ever Baires, Maria Teresa Velasques, and North American Title Company, in connection with the transaction described in G.F. No. 14636-19-03245 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 8th day of May, 2019

C.N. Fauquier
Registered Professional Land Surveyor No. 4372

STATE OF TEXAS REGISTERED C.N. FAUQUIER 4372 PROFESSIONAL LAND SURVEYOR

NORTH AMERICAN TITLE COMPANY
Like Clockwork®

0 40 80 120

NOTE: According to the F.I.R.M. in Map No. 48201C0650L, this property does lie in Zone X and does not lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE DATE _____ SIGNATURE DATE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1037, PG. 732 (UNLOCATABLE)

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
5/8" ROD FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE - POOL EQUIPMENT
COLUMN
AC - AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	05/08/19	1908805	SEE ABOVE	MARIA

METES AND BOUNDS

J.T. HARRELL SURVEY, ABSTRACT NO. 239

HARRIS COUNTY, TEXAS

9146 SIMMONS