

LEGAL DESCRIPTION
0.1836 ACRE

A TRACT OR PARCEL CONTAINING 0.1836 ACRES (8,000 SQUARE FEET) OF LAND SITUATED IN THE HARVEY WHITING SURVEY, ABSTRACT NO. 840, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.138 ACRE TRACT CONVEYED FROM THE CITY OF BAYTOWN TO GOOSE CREEK IH 1 LLC AND RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20140489177 AND PART OF A CALLED 0.29 ACRE TRACT CONVEY FROM THE CITY OF BAYTOWN TO GOOSE CREEK IH 1 LLC, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20130014648, SAID 0.1836 ACRE TRACT 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 THE A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST DEFEЕ AVENUE (60 FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF SOUTH FELTON STREET (60 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF SAID CALLED 0.138 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 18 DEGREES 52 MINUTES 02 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH FELTON STREET, PASS AT 60.00 FEET THE COMMON EAST CORNER OF SAID CALLED 0.138 ACRE TRACT AND SAID CALLED 0.29 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR NORTHWEST CORNER OF A 0.2410 SURVEYED THIS DAY AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED;

THENCE NORTH 71 DEGREES 07 MINUTES 58 SECONDS, OVER AND ACROSS SAID CALLED 0.29 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST LINE OF THE REMAINDER OF THE CITY OF BAYTOWN CALLED 1.274 ACRE TRACT DESCRIBED IN HARRIS COUNTY CLERKS FILE NO. 20100195784, FOR THE NORTHWEST CORNER OF SAID 0.2410 SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 18 DEGREES 52 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID REMAINDER OF THE CITY OF BAYTOWN CALLED 1.274 ACRE TRACT, PASS AT 20.00 FEET THE COMMON WEST CORNER OF SAID CALLED 0.138 ACRE TRACT AND SAID CALLED 0.29 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 80.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF SAID WEST DEFEЕ STREET FOR THE NORTHEAST CORNER OF SAID REMAINDER OF THE CITY OF BAYTOWN CALLED 1.274 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID CALLED 0.138 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WEST DEFEЕ STREET AND THE NORTH LINE OF SAID CALLED 0.138 ACRE TRACT A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1836 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: GREAT AMERICAN TITLE COMPANY AND SOARING EAGLE ENTERPRISE, LLC, EXCLUSIVELY;
I, TIM W. 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 DECEMBER 13, 2017. 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

LEGEND:

- E— OVERHEAD ELECTRIC LINES
- [CONCRETE SYMBOL] CONCRETE
- [UTILITY POLE SYMBOL] UTILITY POLE
- [SERVICE POLE SYMBOL] SERVICE POLE
- [PARTY WALL SYMBOL] PARTY WALL
- 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


NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 58714-GAT71 OF GREAT AMERICAN TITLE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. 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 2017. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48201C0955M, DATED JANUARY 06, 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.

PRELIMINARY

A TRACT OR PARCEL CONTAINING 0.1836 ACRES (8,000 SQUARE FEET) OF LAND SITUATED IN THE HARVEY WHITING SURVEY, ABSTRACT NO. 840, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.138 ACRE TRACT CONVEYED FROM THE CITY OF BAYTOWN TO GOOSE CREEK IH 1 LLC AND RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20140489177 AND PART OF A CALLED 0.29 ACRE TRACT CONVEY FROM THE CITY OF BAYTOWN TO GOOSE CREEK IH 1 LLC, RECORDED IN HARRIS COUNTY CLERKS FILE NO. 20130014648.

ADDRESS: 660 WEST DEFEЕ AVE BAYTOWN, TX 77520		BUYER: DAVID ROFANO	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com			
JOB NO: 720-17		DATE: 12-13-17	
DRAWN BY: AL		SCALE: 1" = 30'	