

LEGEND

These standard symbols will be found in the drawing.

LINE	BEARING	DISTANCE
L1	N 03°13'43" W	35.48'
L2	N 03°16'54" W	35.42'

GRAPHIC SCALE



1.21 ACRE TRACT
(52,757 Sq. Ft.)
FIELD NOTE DESCRIPTION

BEING A 1.21 ACRE (52,757 Sq. Ft.) TRACT OF LAND OUT OF THE WILLIAM P. JONES SURVEY ABSTRACT 482 IN HARRIS COUNTY, TEXAS, BEING ALL OF RESERVE "A", WILLMONT COMMERCIAL PARK SUBDIVISION RECORDED IN FILM CODE 625072, MAP RECORDS, HARRIS COUNTY, TEXAS. SAVE AND EXCEPT A 0.2893 ACRE PORTION OF SAID RESERVE "A" CONVEYED TO FARM POINTE HOUSTON, LLC., BY SPECIAL WARRANTY DEED RECORDED IN CF. NO. RP-2019-460387, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS (R.P.R.H.C.T.). SAID 1.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the North ROW line of Fairmont Parkway (250' Public ROW) at the South common corner of Reserve "B" of said Willmont Commercial Park subdivision and said Reserve "A", for the Southeast corner of this tract.

THENCE S 86°55'34" W along the North ROW line of Fairmont Parkway, same being the South line of said Reserve "A", a distance of 161.80 feet to a 5/8" iron rod found on said line at the Southeast corner of the said 0.2893 acre tract, for the most Southerly Southwest corner of this tract.

THENCE through the interior of said Reserve "A", with the common lines of said 0.2893 acre tract and this tract, the following Two (2) courses and distances.

1) N 86°16'52" W, a distance of 105.06 feet to a X set on a concrete curb at the Northeast corner of said 0.2893 acre tract, for an "ell" corner of this tract.

2) S 86°48'13" W, a distance of 199.98 feet to a X set on a concrete curb on the East ROW line Willmont Road (60' Public ROW), same being a West line of said Reserve "A", at the Northwest corner of said 0.2893 acre tract for the most Northerly Southwest corner of this tract.

THENCE N 03°16'52" W along the East ROW line of Willmont Road, same being a West line of said Reserve "A", a distance of 35.48 feet to a 5/8" iron rod found on said line at the Southwest corner of lot 48, Block 39, Fairmont Park West, Section 5, a subdivision recorded in Vol. 294, Pg. 78, Map Records of Harris County, Texas, for the most Southerly Northwest corner of said Reserve "A" and this tract.

THENCE along the Common line of said Block 39, Fairmont Park West, Section 5, said Reserve "A" and this tract, the following Two (2) courses and distances.

1) N 86°55'26" E, a distance of 120.67 feet to a 1/2 inch iron rod found at the Southeast corner of said lot 48, for an "ell" corner of said Reserve "A" and this tract.

2) N 03°07'46" W, a distance of 159.43 feet to a 1/2" iron rod set on the East line of Lot 46, of said Block 39, Fairmont Park West, Section 5, at the Southwest corner of lot 44, Block 39, Fairmont Park West, Section 6, a subdivision recorded in Vol. 294, Pg. 79, Map Records of Harris County, Texas, Northwest corner of said Reserve "A" and this tract.

THENCE N 86°55'34" E along the common line of said Block 39, Fairmont Park West, Section 6, said Reserve "A" and this tract, a distance of 161.77 feet to a calculated point on the South line of Lot 42 of said Block 39, Fairmont Park West, Section 6, at the North common corner of Said Reserves "A" and "B", for the Northeast corner of this tract, from which a wood fence post bears N 31°03'57" W, 1.48 feet.

THENCE S 03°04'26" E along the common line of said Reserves "A" and "B", a distance of 299.73 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.21 acre (52,757 Sq. Ft.) of land.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SOUTH CENTRAL ZONE, NAD 83.

RESERVE "B"
2.8960 ACRES
WILLMONT COMMERCIAL PARK SUBDIVISION
(FILM CODE NO. 625072)

SURVEYOR'S NOTE:

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

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY GF NO. 107633-GAT74 ISSUED ON 05/18/21.

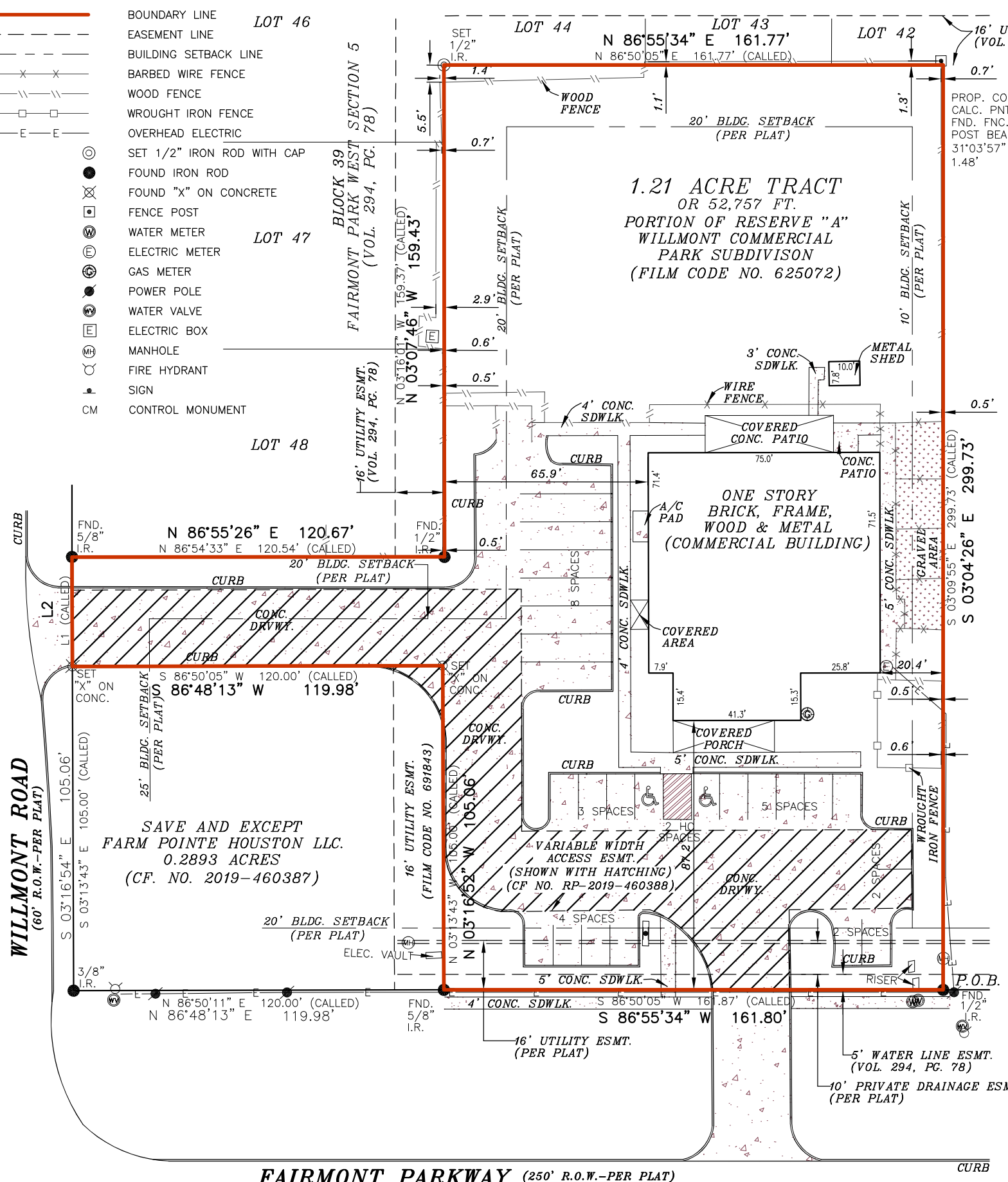
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0940 M
REV. DATE: 01/06/2017
ZONE: "X & SHADED X"

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

BLOCK 39
FAIRMONT PARK WEST SECTION 6
(VOL. 294, PG. 79)

1.21 ACRE TRACT
OR 52,757 FT.
PORTION OF RESERVE "A"
WILLMONT COMMERCIAL PARK SUBDIVISION
(FILM CODE NO. 625072)



SAVE AND EXCEPT
FARM POINTE HOUSTON LLC.
0.2893 ACRES
(CF. NO. 2019-460387)

WILLMONT ROAD
(60' R.O.W.--PER PLAT)

FAIRMONT PARKWAY (250' R.O.W.--PER PLAT)

I, **DONALD MATT COOKSTON** a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **GREAT AMERICAN TITLE COMPANY** and **FIRST-CITIZENS BANK AND TRUST 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 1.21 ACRE PARCEL OF LAND** recorded in Clerk's File _____, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **WILLIAM P. JONES SURVEY, A-482** Borrower: **MLMR PROPERTIES, LLC** Address: **10105 FAIRMONT PKWY., LA PORTE, TX 77571** GF No. **107633-CAT74**

SUBJECT TO RESTRICTIVE COVENANTS, TERMS AND CONDITIONS AND/OR EASEMENTS RECORDED IN: FILM CODE NO(S). 625072, 638272, MAP RECORDS, HARRIS COUNTY, TEXAS, CLERK'S FILE NO. RP-2019-460388 AND 20090483321, REAL PROPERTY, HARRIS COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2105026515	NO.	REVISION	DATE
DATE:	06/04/21			
DRAWN BY:	FR/MI			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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Overland Consortium Inc.
Surveyors

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