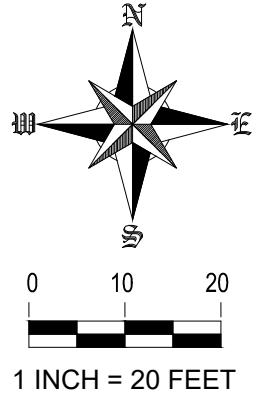


LOT 1, BLOCK 1
MEADOW OAKS
FILM CODE NO. 681594
M.R.H.C.T.

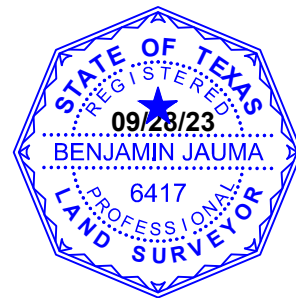
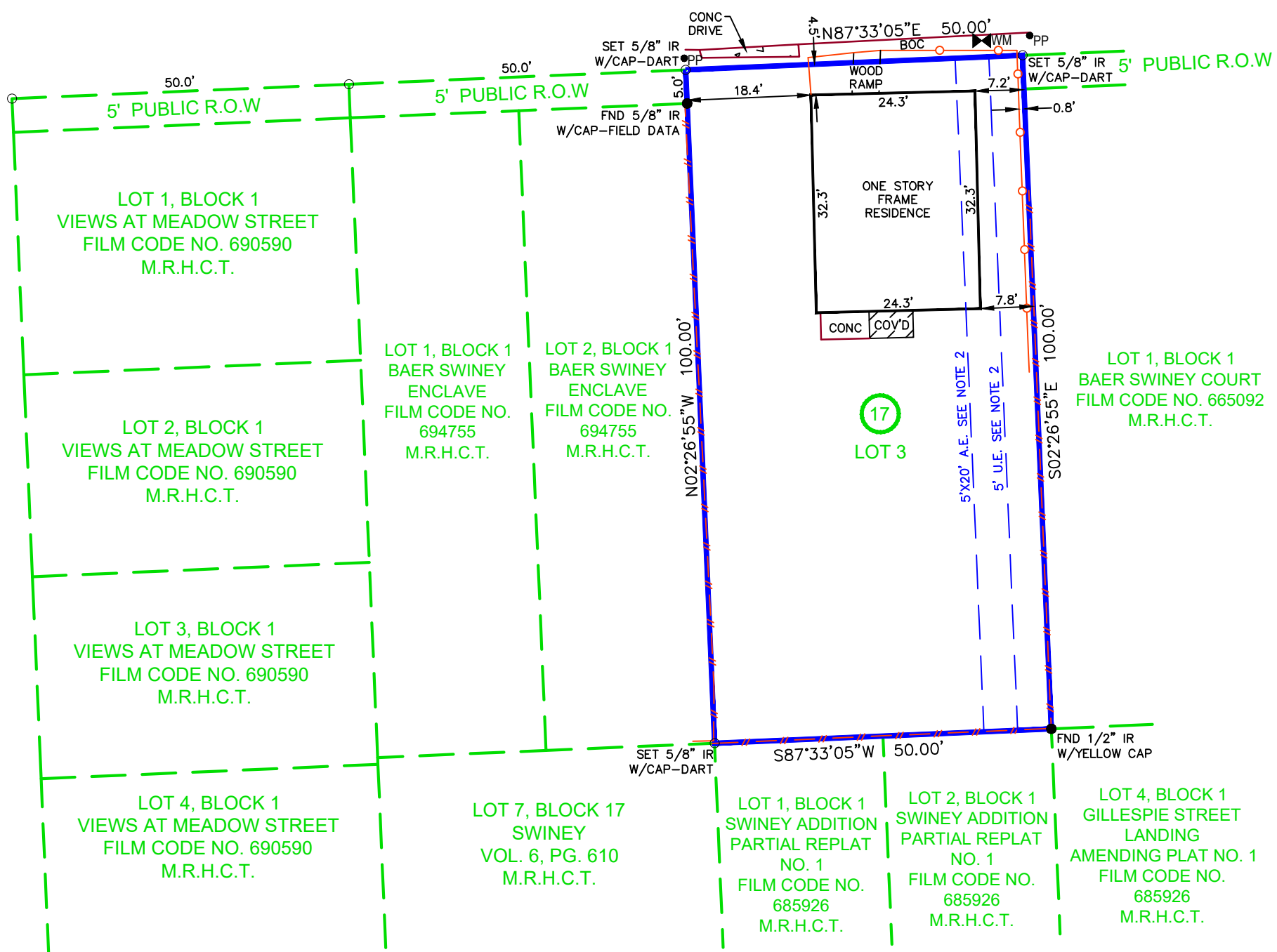
LOT 7, BLOCK 14
SWINEY
VOL. 6, PG. 610
M.R.H.C.T.

LOT 8, BLOCK 14
SWINEY
VOL. 6, PG. 610
M.R.H.C.T.



MEADOW STREET
(60' R.O.W.)

ADDRESS : 3012 BAER STREET
BAER STREET
(40' R.O.W.)



LEGEND	
POC	= POINT OF COMMENCING
POB	= POINT OF BEGINNING
RCP	= REINFORCED CONCRETE PIPE
COV'D	= COVERED
SW	= SIDEWALK
PP	= POWERPOLE
CONC	= CONCRETE
HB	= HIGHBANK
AE	= AERIAL EASEMENT
BOC	= BACK OF CURB
EOA	= EDGE OF ASPHALT
FH	= FIRE HYDRANT
PTP	= PINCHED TOP PIPE
UE	= UTILITY EASEMENT
BL	= BUILDING LINE
CL	= CENTER LINE
JIP	= IRON PIPE
IR	= IRON ROD
FND	= FOUND
M	= MANHOLE
STM	= STORM
SAN	= SANITARY
CLFP	= CHAIN LINK FENCE
WFP	= WOOD FENCE
IIFP	= IRON FENCE POST
BFP	= BARB WIRE FENCE POST
EOP	= EDGE OF PAVEMENT
CA	= CONCRETE/ASPHALT/BRICK/TILE
B	= BOUNDARY LINE
A	= ADJOINING PROPERTY LINE

NOTES:
 1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2.) SUBJECT TO AN UNOBSTRUCTED EASEMENT FIVE (5) FEET WIDE, FOR DISTRIBUTION LINES, BEING WEST OF, ADJACENT TO, AND ADJOINING THE EAST LINE, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED WEST OF, ADJACENT TO, AND ADJOINING SAID FIVE (5) FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 8005, PAGE 250 (UNDER COUNTY CLERK'S FILE NO. D108233) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.
 3.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
 4.) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
 5.) ALL BEARINGS ARE BASED ON NAD 83 (CORS 96) 2001 EPOCH (ADJ.), SOUTH CENTRAL ZONE.
 6.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Benjamin Jauma

BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417

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FIRM NO. 10194710

14701 Saint Mary's Lane #150
Houston, Texas 77079
281-584-6688
<http://www.dartlandservices.com>

PROPERTY DESCRIPTION: BEING LOT NO. THREE (3), BLOCK NO. SEVENTEEN (17), OF THE SWINEY ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN VOLUME 6, PAGE 610 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

SURVEY OF:

ADDRESS: 3012 BAER STREET, HOUSTON, TEXAS, 77020
 OWNER/PURCHASER: ROHSTOFF VAUX REFECTORY, LLC
 LENDER: -
 TITLE COMPANY: AGENTS NATIONAL TITLE GF#: 121910644
 DRAFTER: 09-27-23/OG
 CREW: 09-25-23/AP
 CHECKER: 09-27-23/BJ

KEY MAP NO.: 494J

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
 -SURVEY IS BASED ON TITLE COMMITMENT LISTED-
 -ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN-
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS-
 -THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED-

FLOOD NOTE

* THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480296, MAP No. 48201C, PANEL No. 0690N, DATED 01-06-17.

* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2023-09-046