



FIRM REGISTRATION NO. 10156700

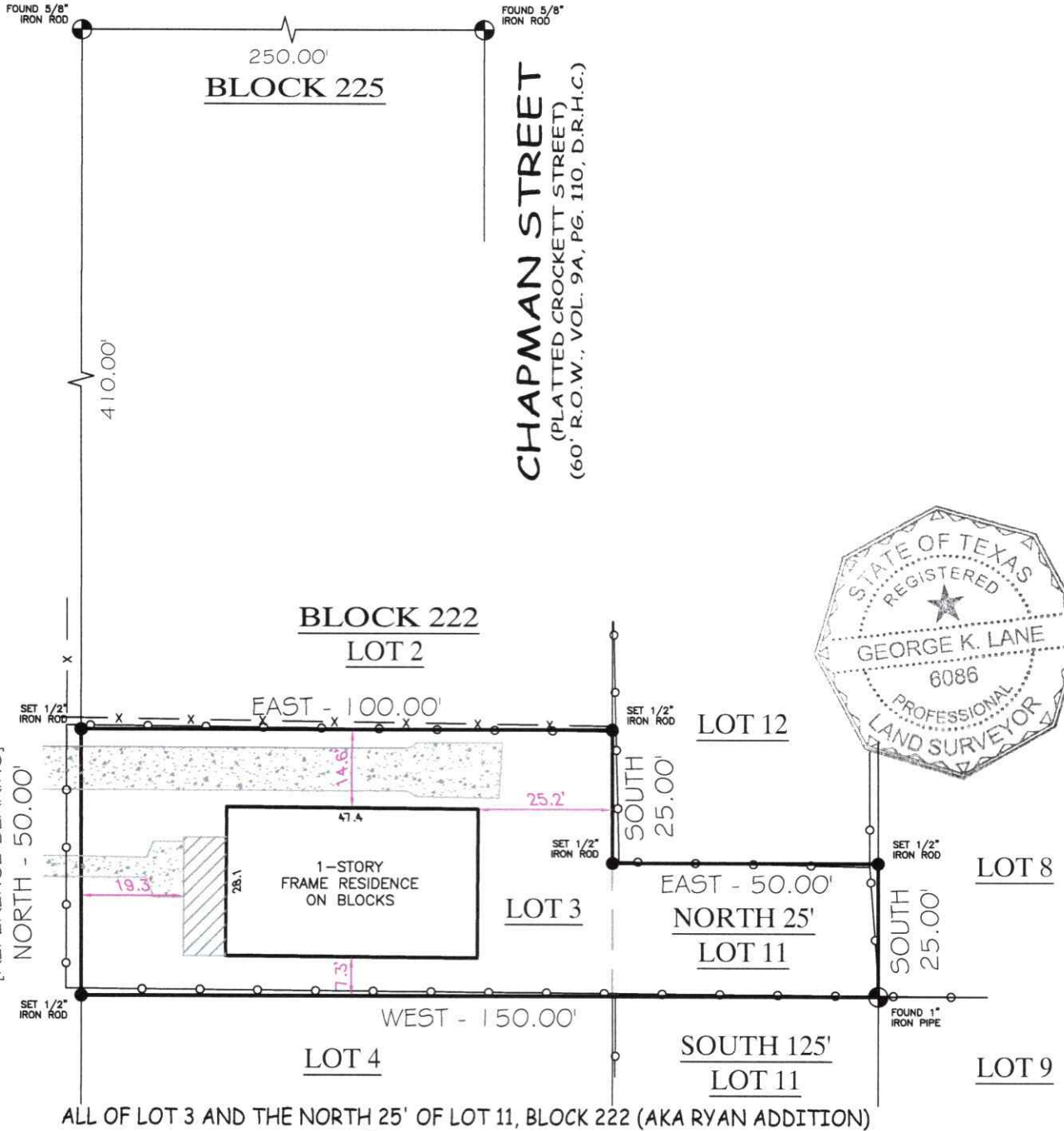
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC

McNEIL STREET
(PLATTED WOOD STREET)
(60' R.O.W., VOL. 9A, PG. 110, D.R.H.C.)



GANO STREET
(PLATTED MADISON STREET)
(60' R.O.W., VOL. 9A, PG. 110, D.R.H.C.)



RYAN ADDITION

COMMUNITY NO: 480296 PANEL NO: 0690 SUFFIX: N_ZONE: X_BASE: N/A MAP REVISED: 01/6/17

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: HOUSTON
1. BEARINGS BASED ON WEST LINE OF BLOCKS 222 AND 225 OF RYAN ADDITION, BEING - NORTH.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: UNIVERSITY TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. V251107CL DATED: 10/15/2025

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: UNIVERSITY TITLE

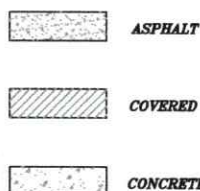
This is to certify that I have made an on the ground survey of the property located at:

2710 GANO STREET IN THE CITY OF HOUSTON, TEXAS.

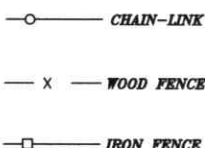
All of Lot Three (3) and the North 25 feet of Lot Eleven (11) in Block Two Hundred Twenty-Two (222), of Ryon Addition also called Ryan Additions, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume "Z", Page 601 [Ref. 9A-110] of the Deed Records of Harris County, Texas.

Borrower(s): MEHTA GROUP, LLC

Drawn by: GKL
Job No.: 2025-1341
Request: UNIVERSITY TITLE
Book No: (25) MOORE
Scale: 1" = 30'
Date: 11/03/2025



LEGEND



- CONTROLLING MONUMENT
- CORNER
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- I.R. IRON ROD
- I.P. IRON PIPE
- FND. FOUND

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086