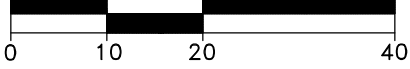


SCALE: 1"=20'-0"



LEGEND

- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- CONCRETE
- COVERED AREA
- WOOD FENCE
- WROUGHT IRON FENCE
- AIR CONDITIONER
- ELECTRIC METER
- POWER POLE
- WATER METER
- * - VOL. 61, PG. 1 H.C.M.R.

LEGAL DESCRIPTION

A 0.2901 ACRE TRACT OF LAND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N-166099, BEING A PORTION OF LOTS FIFTY-TWO (52) AND FIFTY-THREE (53), IN BLOCK TWENTY-SEVEN (27) OF AYRSHIRE ADDITION, SECTION FOURTEEN (14), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 61, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE NORTH LINE OF THE SUBJECT TRACT BEING NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST)

COMMENCING, AT THE SOUTHWEST CORNER OF SAID LOT 53 BLOCK 27 OF AYRSHIRE, SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE OF NORTH BRAESWOOD BOULEVARD, (130 FOOT RIGHT-OF-WAY) A DISTANCE OF 61.46 FEET TO A POINT OF A CURVE OR A CURVE TO THE LEFT, HAVING A RADIUS OF 1046.12 FEET;

THENCE WITH SAID BRAESWOOD BOULEVARD CURVING TO THE LEFT, WITH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 24 SECONDS, WITH AN ARC LENGTH OF 8.29 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST, WITH THE EAST LINE OF THE REMAINDER OF LOT 53 A DISTANCE OF 120.25 FEET TO AN ANGLE POINT;

THENCE NORTH 01 DEGREES 19 MINUTES 05 SECONDS WEST, CONTINUING WITH THE EAST LINE OF THE REMAINDER OF LOT 53 A DISTANCE OF 120.25 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 30 PASSING THE NORTHEAST CORNER OF LOT 53 AT 17.50 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 76.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A POINT FOR THE NORTHWEST CORNER OF LOT 51 BEARS NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, 4.37 FEET;

THENCE SOUTH 05 DEGREES 09 MINUTES 55 SECONDS EAST, WITH THE WEST LINE OF A TRACT OF LAND RECORDED UNDER HARRIS COUNTY CLERK NO. 'RP-2018-30181' A DISTANCE OF 153.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH LINE OF NORTH BRAESWOOD BOULEVARD BEING IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1046.12 FEET;

THENCE WITH SAID NORTH BRAESWOOD BOULEVARD ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 27 SECONDS, WITH AN ARC LENGTH OF 88.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2901 ACRE (12,640 SQUARE FEET) OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	88.39	1046.12	4°50'27"	S87°17'22"W	88.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.30	N01°40'40"E

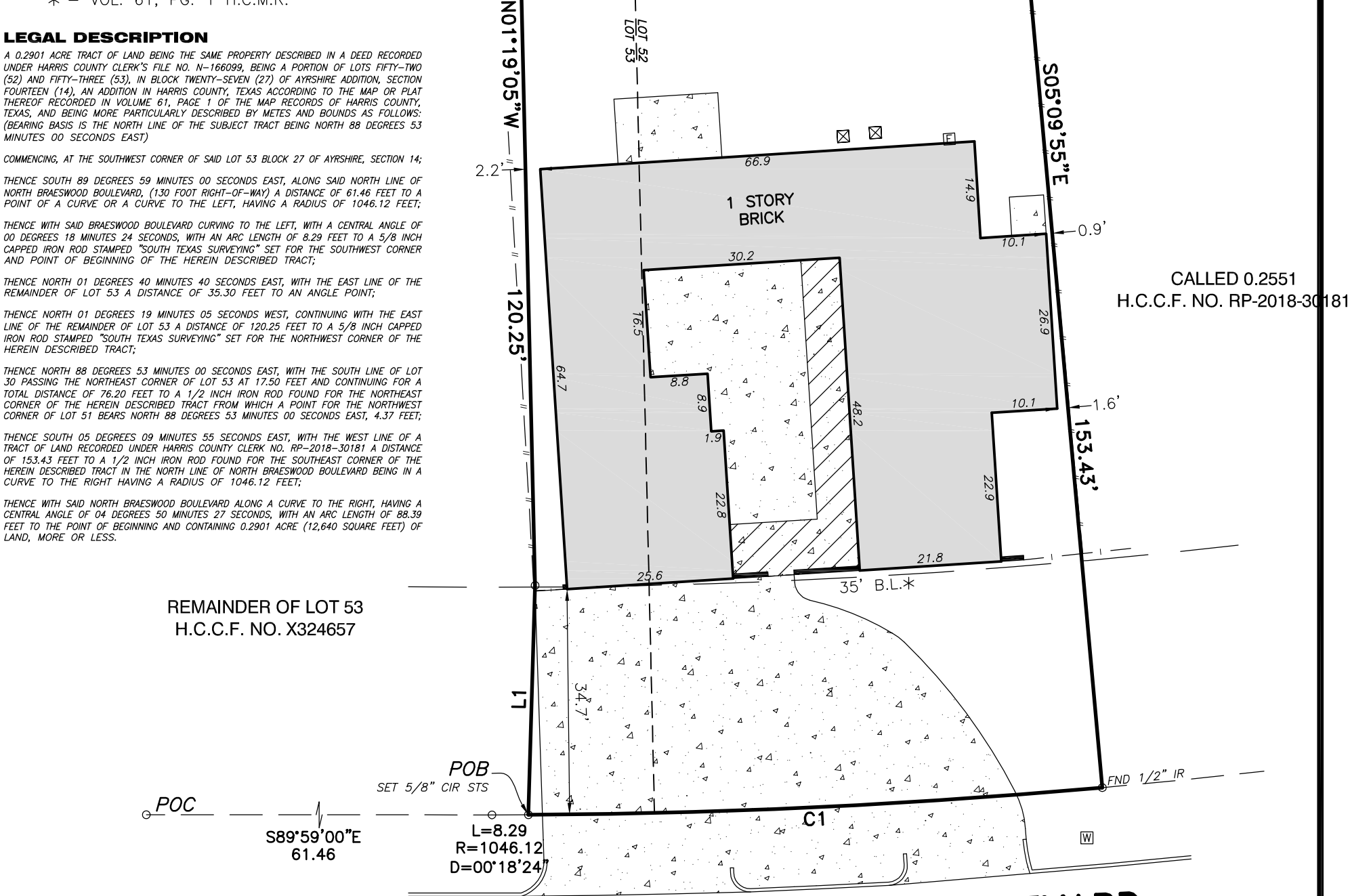
LOT 30

N88°53'00"E 76.20'

FND 1/2" IR

5' U.E.*
5'X20' A.E.*

**0.2901 ACRES
(12,640 SQ. FT.)**



CALLED 0.2551
H.C.C.F. NO. RP-2018-30181

REMAINDER OF LOT 53
H.C.C.F. NO. X324657

NORTH BRAESWOOD BOULEVARD
(130' PUBLIC R.O.W.)
VOL. 61, PG. 1 H.C.M.R.

SURVEY OF

A 0.2901 ACRE TRACT OF LAND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. N-166099, BEING A PORTION OF LOTS FIFTY-TWO (52) AND FIFTY-THREE (53), IN BLOCK TWENTY-SEVEN (27) OF AYRSHIRE ADDITION, SECTION FOURTEEN (14), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 61, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

NOTES

1. BEARING BASIS IS THE NORTH LINE OF SUBJECT TRACT BEING N88°53'00"E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 19-0015960ITC OF INTEGRITY TITLE COMPANY, LLC.
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 SOUTH TEXAS SURVEYING ASSOCIATES, INC. 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 SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: PRANJAL MANCHANDA, LAKEVIEW LOAN SERVICING, LLC & INTEGRITY TITLE COMPANY, LLC

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:

GF 19-0015960ITC of INTEGRITY TITLE COMPANY, LLC

PROPERTY LIES WITHIN FLOOD ZONE "AE" BFE:50.8'(100YR), ACCORDING TO F.I.R.M. MAP NO. 48201C 0855L, DATE 6-18-07. BY GRAPHING PLOTTING ONLY, WE

DO 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 LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 4134 NORTH BRAESWOOD BOULEVARD
CITY: HOUSTON, TEXAS ZIP: 77025

REVISION:

JOB NO: 0239-20 DATE: 2-13-20 SCALE: 1"=20'-00"



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

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JOB NO: 0239-20