

**BEARDOM LLC**  
0.1090 ACRE TRACT  
(A.K.A. TR. 9)  
(CF NO. 20140390441)

**MCINTOSH VILLAS**  
(FILM CODE NO. 674948)  
LOT 2, BLOCK 1

**WENDY ALVARADO & JUAN CARLOS ALVARADO**  
REMAINING PORTION OF 25974 SQ. FT. TRACT  
(A.K.A. TR. 36)  
(CF NO. 20150005771)

**0.16 ACRE TRACT**  
**JOHN AUSTIN SURVEY, ABSTRACT NO. 1**  
**HARRIS COUNTY, TEXAS**

BEING LOT 13, DROESCHE SUBDIVISION, AN ADDITION IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.0050 ACRE TRACT OF LAND CONVEYED TO THE METROPOLITAN TRANSIT AUTHORITY BY FINAL JUDGEMENT RECORDED IN CLERK'S FILE NO. 20090306021, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found on the East line of said Lot 13 at the Northeast corner of said 0.0050 acre Metropolitan Transit Authority tract for the Southeast corner hereof, same being on the North right-of-way line of Boundary Street (Variable Width R.O.W.);

**THENCE** S 65°40'20"W along the Northwest line of said 0.0050 acre tract, same being the North line of Boundary Street for 50.91 feet to an "X" cut in concrete driveway for the Southwest corner hereof, same being on the East line of Lot 12 of said Droesche Subdivision and being the Northwest corner of said 0.0050 Metropolitan Transit Authority tract;

**THENCE** N 24°16'53"W along the common East line of said Lot 12 for 151.07 feet to a 28" Oak tree found for the Northwest corner hereof, same being on the South line of North Main Street Addition, an addition according to the map or plat thereof recorded in Volume 4, Page 22 of the Map Records of Harris County, Texas.

**THENCE** S 88°35'31"E, partially along the South line of said North Main Street Addition for 54.33 feet to a chain link fence corner post found at the Northeast corner of Lot 13 for the Northeast corner hereof, same being an angle point on the West line of that certain Carlos and Wendy Alvarado tract recorded in Clerk's File No. 20150005771, (O.P.R.H.C.T.);

**THENCE** S 25°09'28"E along the East line of Lot 13 and the West line of said Alvarado tract for 127.49 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.16 acre (6943 Sq. Ft.) of land.

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

SEE SURVEY ATTACHED HERETO AND MADE A PART HEREOF

**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.

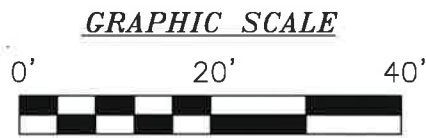
THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY CHARTER TITLE COMPANY GF NO. CH-4750-1047502100015 ISSUED ON 02/01/21.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0690 N  
REV. DATE: 01/06/2017  
ZONE: "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.



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CHARTER TITLE COMPANY** and **BETTY CROCKER** 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 0.16 ACRE PARCEL OF LAND** recorded in Clerk's File **RP-2020-424345**, of the Map/Deed and Plat Records of **HARRIS** County, Texas.

located in the **JOHN AUSTIN SURVEY, A-1**

Borrower: **MARIALBYS HERNANDEZ**

Address: **901 BOUNDARY ST., HOUSTON, TX 77009** GF No. **CH-4750-1047502100015**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 4, PAGE 60, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

JOB NO.:	2102024503	NO.	REVISION	DATE
DATE:	02/02/21		05/17/21	
DRAWN BY:	IK			
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**  
Tel: 281-940-8869 Fax: 281-207-6476  
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212