



FIRM REGISTRATION NO. 10156700

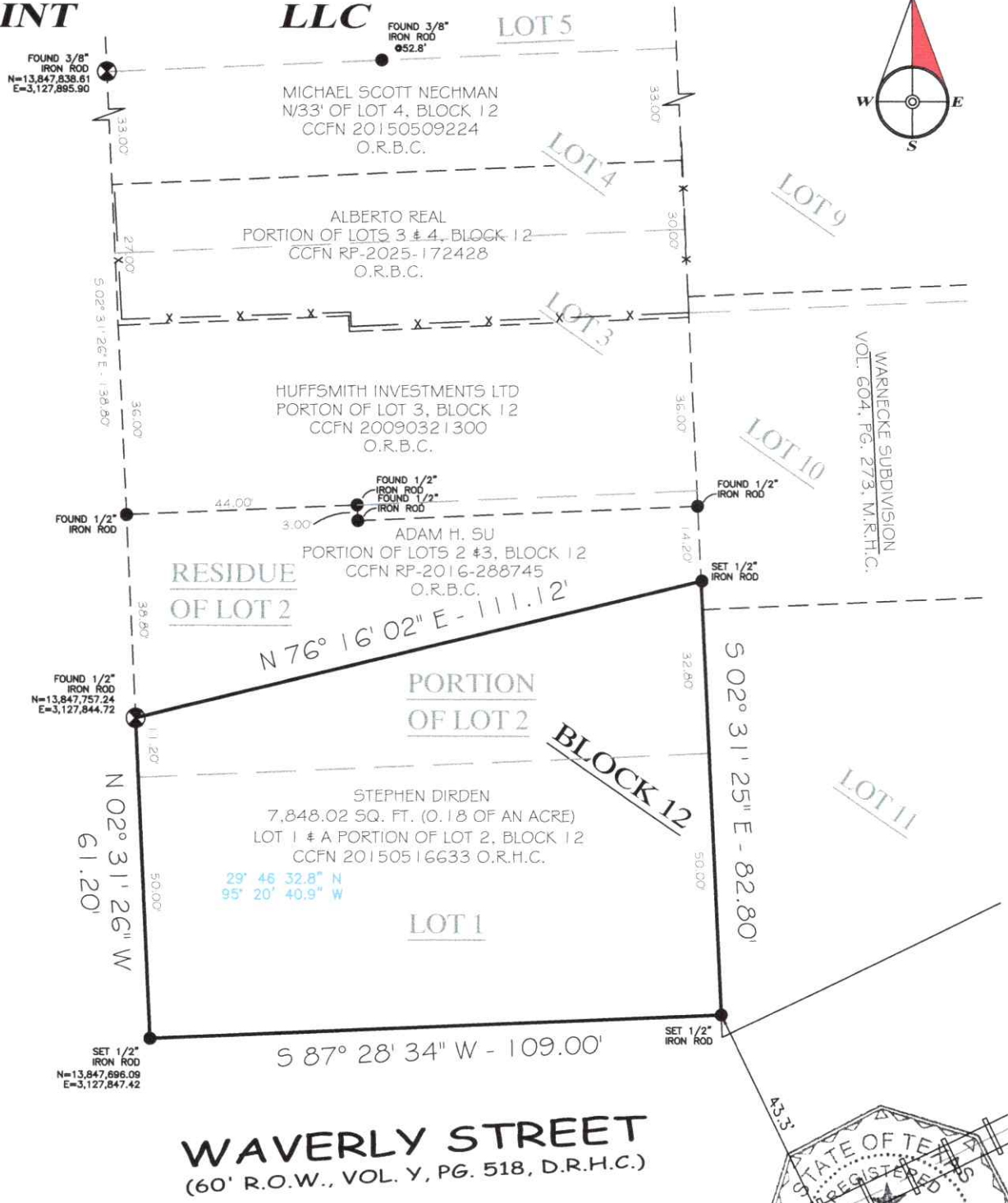
PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373

PIN POINT Surveying & Mapping, LLC

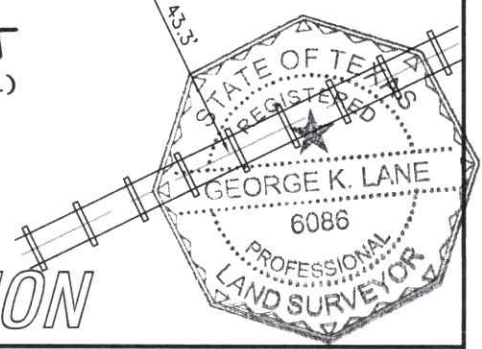


300' TO CENTER OF HARRINGTON STREET

CARR STREET
(60' R.O.W., VOL. Y, PG. 518, D.R.H.C.)



WARNECKE SUBDIVISION
VOL. 604, PG. 273, M.R.H.C.



7,848.02 SQ. FT. (0.18 OF AN ACRE) LOT 1 & A PORTION OF LOT 2, BLOCK 12

WM CHAPMANS SECOND ADDITION

COMMUNITY NO: 480296 PANEL NO: 0690 SUFFIX: N_ZONE: X_BASE: N/A MAP REVISED: 01/06/2017

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 ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 (NAD83).

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

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: KERSI & ZARAN
This is to certify that I have made an on the ground survey of the property located at:
CARR STREET IN THE CITY OF HOUSTON, TEXAS.
Being a 7,848.02 square feet tract (0.18 of an acre) known as Lot 1 and a portion of Lot 2, Block 12, WM CAPMAN'S ADDITION, City of Houston, Harris County, Texas, situated in the S. Harris Survey, Abstract No. 327, according to the map or plat thereof recorded in Volume Y, Page 518, of the Deed Records of Harris County, Texas.

Borrower(s):

Drawn by: FJS
Job No.: 2026-0610
Request: KERSI
Book No.: CJM
Scale: 1" = 30'
Date: 04-30-2026

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	WATER'S EDGE
	U.E.
	A.E.
	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