

SCALE: 1"=20'-0"



LEGEND:

- FND - FOUND
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- ROW - RIGHT OF WAY
- CONCRETE
- WOOD FENCE
- CHAIN LINK FENCE
- SANITARY MANHOLE
- POWER POLE
- TEMPORARY BENCHMARK
- "S" - SET 5/8" CIR "STS"

ASHLAND STREET
(A.K.A. FIRST ST.)
(VOL. 572, PG. 351, H.C.D.R.)

SITE PHOTOGRAPH



BENCHMARK

RM NO. 050165
A HCFCD BRASS DISK STAMPED 050165 FROM THE INTERSECTION OF IH 45 AND TIDWELL, WEST ALONG TIDWELL 0.1 MILES TO WERNER. SOUTH ALONG WERNER 0.5 MILES TO THE BENCHMARK ON THE LEFT IN KEYMAP 453E IN THE WHITE OAK BAYOU WATERSHED NEAR STREAM E101-00-00.
ELEV. = 63.42 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

SANITARY MANHOLE
RIM-68.39
E 8" PVC-67.77
W 8" PVC-65.54

EXISTING CONDITION SURVEY OF

TRACT 1:

LOT 1, BLOCK 1, OF OAKRIDGE ADDITION, PARTIAL REPLAT NO. 2, BEING A REPLAT OF LOTS 19 AND 20, BLOCK 2, OF OAKRIDGE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 704864, MAP RECORDS RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2:

LOT 2, BLOCK 1, OF OAKRIDGE ADDITION, PARTIAL REPLAT NO. 2, BEING A REPLAT OF LOTS 19 AND 20, BLOCK 2, OF OAKRIDGE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 704864, MAP RECORDS RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 3:

LOT 3, BLOCK 1, OF OAKRIDGE ADDITION, PARTIAL REPLAT NO. 2, BEING A REPLAT OF LOTS 19 AND 20, BLOCK 2, OF OAKRIDGE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 704864, MAP RECORDS RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

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 25-892424-KW of FIRST NATIONAL TITLE INSURANCE COMPANY



Fred F. Lawton, Registered Professional Land Surveyor No. 5530

NOTES:

- BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°37'12" W ALONG THE R.O.W. LINE OF FENN STREET.
- 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. 25-892424-KW OF FIRST NATIONAL TITLE INSURANCE COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 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 2026. ALL RIGHTS RESERVED.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99989713865460.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0660M, DATE 06-09-2014, 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: 4420 ASHLAND STREET

CITY: HOUSTON, TEXAS

ZIP: 77018

PURCHASER: NOVEL TEXAS LLC AND/OR ASSIGNS

JOB NO: 0003-26 DATE: 01-07-26 SCALE: 1"=20'-00"

REVISION:



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

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JOB NO: 0003-26