

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- □ - WROUGHT IRON FENCE
- E - OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- ⊙ FOUND METAL PIPE
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- CM CONTROL MONUMENT

LOT 1
BLOCK 1

CM 1/2"
I.R. WITH
PRECISION CAP

BETRAL STREET

(MIN. 59.22' VARIABLE WIDTH R.O.W.-PER PLAT)

EDGE OF PYMT.

YALE ST.
(60' R.O.W.-PER PLAT)

VACANT LOT
LOT 1, BLOCK 2

9380 SQ. FT.
0.22 ACRES

LOT 2

SURVEYOR'S NOTE(S):

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.

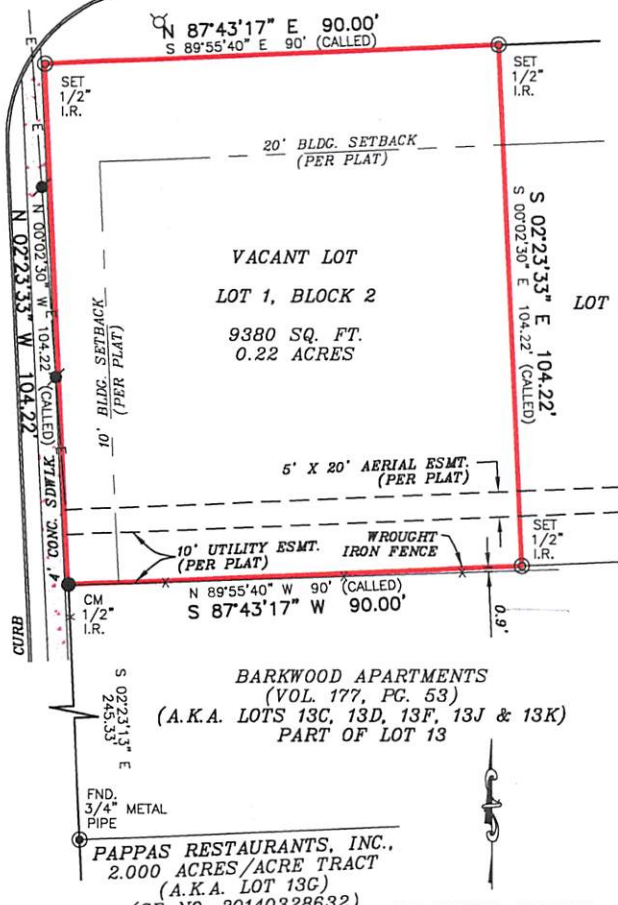
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 14634-23-05418 ISSUED ON 06/02/23.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTIONS OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0660 M
REV. DATE: 06/09/2014
ZONE: "AE"

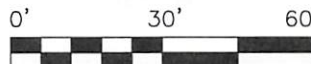
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



BARKWOOD APARTMENTS
(VOL. 177, PG. 53)
(A.K.A. LOTS 13C, 13D, 13F, 13J & 13K)
PART OF LOT 13

PAPPAS RESTAURANTS, INC.,
2.000 ACRES/ACRE TRACT
(A.K.A. LOT 13G)
(CF NO. 20140328632)

GRAPHIC SCALE



I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to DOMA TITLE INSURANCE AGENCY OF TEXAS, INC. and MARIE ENTERPRISES INC.

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.

Borrower/Owner: MARIE ENTERPRISES INC.
Address: 0 BETRAL ST., HOUSTON, TX 77022 GF No. 14634-23-05418

Legal Description of the Land:

Lot 1, Block 2, Baldwear Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 43, Page 40, Map Records, Harris County, Texas.

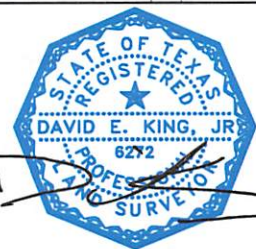
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 43, PAGE 40, MAP RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2306039925	NO.	REVISION	DATE
DATE:	06/15/23			
DRAWN BY:	LN/RD			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700

DAVID E. KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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Overland Consortium Inc.
Surveyors

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