

FIELD NOTE DESCRIPTION

BEING A 5,000 SQ. FT. TRACT OF LAND, KNOWN AS LOT 8. BLOCK 261 IN W.R. BAKER ADDITION, SOUTH SIDE OF BUFFALO BAYOU. CITY OF HOUSTON, HARRIS COUNTY, TEXAS. SAID 5000 SQUARE FOOT TRACT BEING THE SAME TRACT OF LAND CONVEYED TO STREAMLINE FUNDING GROUP, LLC., RECORDED IN CLERKS FILE NO. R-2019-199317 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the 1/2" iron rod found on the southeasterly corner of Edwards Street (70' wide), and Gonad Street (50' wide). Said point being the northwesterly corner of said Block 261:

THENCE: North 87°36'39" East, a distance of 50.00 feet following the southerly line of said Edwards Street, to a 1/2" iron rod found for the **POINT OF BEGINNING** of the herein described tract and the common northerly corner of Edwards Street Addition, a subdivision recorded under H.C.M.R. Film Code No. 532074:

THENCE: North 87°36'39" East, a distance of 50.00 feet, continuing with southerly line of said Edwards Street, to a 1/2" iron rod found on the common northerly corner of herein described Tract, and Villas on Edwards Street, a subdivision recorded under H.C.M.R. Film Code No. 650156:

THENCE: South 02°23'21" East, a distance of 100.00 feet to a wood fence corner post, same being on the northerly line of Dart Street Townhomes Subdivision, as recorded under H.C.M.R. Film Code No. 595018:

THENCE: South 87°36'39" West a distance of 50.00 feet, with northerly line of said Dart Street Townhomes subdivision to a fence post found on the southwesterly corner of herein described Tract, Said point being on the easterly line of said Edwards Street subdivision:

THENCE: North 02°23'21" West a distance of 100.00 feet, with easterly line of said Edwards Street Addition, to the **POINT OF BEGINNING** of the herein described tract and containing 5,000 sq. ft. or 0.1148 acres of land.

This tract of land appears to also be the PINNACLE AT EDWARDS STREET, a Subdivision according to the map or plat thereof recorded in Film Code No. 67520 of the Map Records of Harris County, Texas.

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 19-422850-SP ISSUED ON 06/12/2019.

THERE EXIST A EASEMENT AS RECORDED IN CLERK'S FILE NO. 20140430854 AND 20160254393, REAL PROPERTY, HARRIS COUNTY, TEXAS.

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

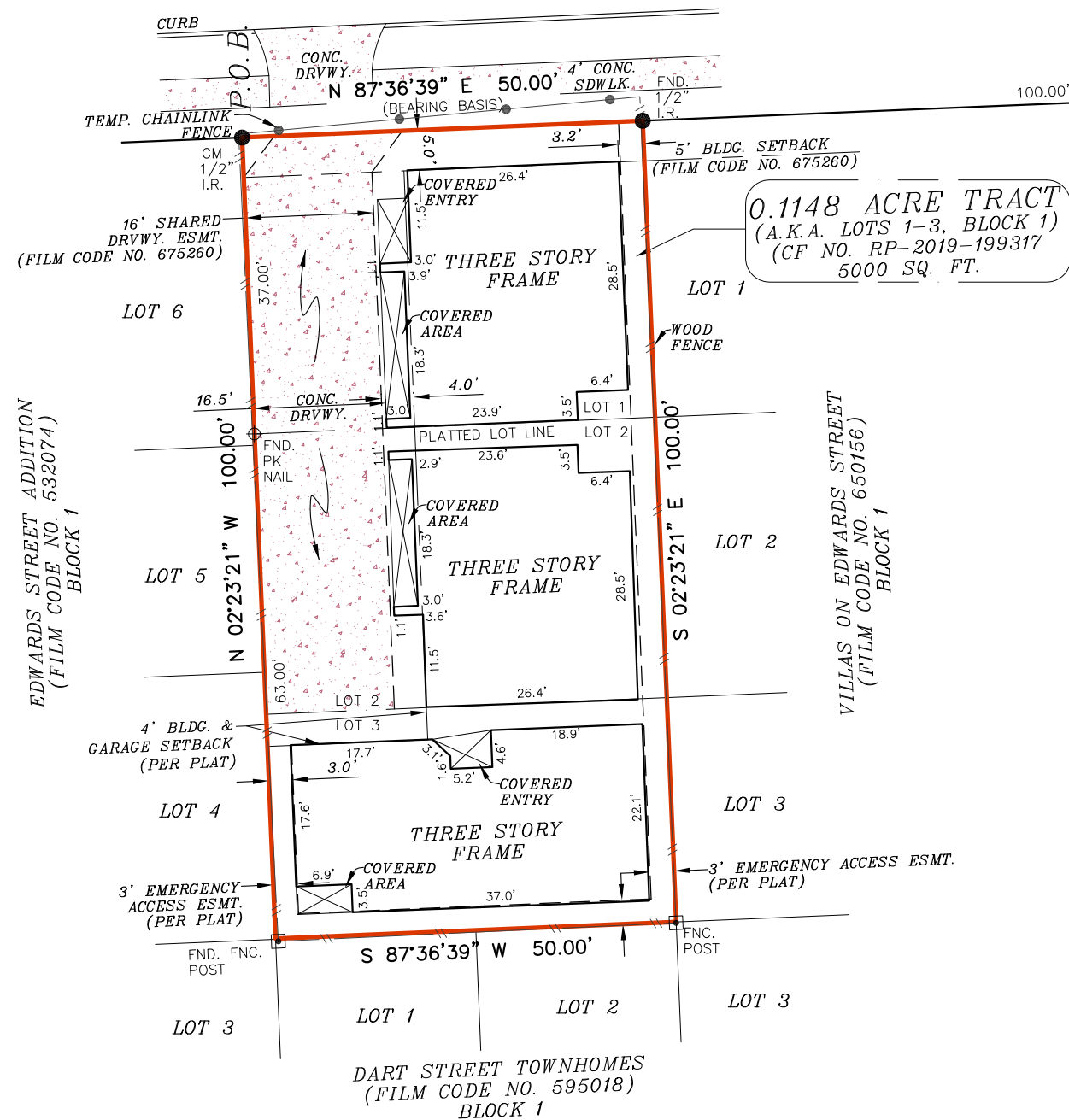
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



GRAPHIC SCALE



EDWARDS STREET
(70' R.O.W.)



BAKER NSBB
BLOCK 261
(UNRECORDED SUBDIVIT.)

VILLAS ON EDWARDS STREET
(FILM CODE NO. 650156)
BLOCK 1

EDWARDS STREET ADDITION
(FILM CODE NO. 532074)
BLOCK 1

DART STREET TOWNHOMES
(FILM CODE NO. 595018)
BLOCK 1

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- TEMP. CHAINLINK FENCE
- PLATTED LOT LINE
- FOUND IRON ROD
- FOUND PK NAIL
- FENCE POST
- CONTROL MONUMENT

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CAPITAL TITLE OF TEXAS, LLC and _____

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 0.1148 ACRE PARCEL OF LAND recorded in Clerk's File RP-2019-199317, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the JOHN AUSTIN SURVEY, A-1
Borrower: BORNA DAYYANI
Address: 1215 EDWARDS ST., HOUSTON, TX 77007 GF No. 19-422850-SP

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NOD. 6750260, MAP OR PLAT RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NOS. 20140430854, 2016031542, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	1906015703	NO.	REVISION	DATE
DATE:	06/20/19			
DRAWN BY:	MI/MS			
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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