



MATTHEWS STREET

O'NEIL STREET



LEGEND:

—x—x—	WIRE FENCE	▨	ASPHALT
—o—o—	CHAINLINK FENCE	▩	CONCRETE
—□—□—	WROUGHT IRON FENCE	▧	GRAVEL
—//—//—	WOOD FENCE	▦	TILE
—v—v—	VINYL FENCE	▥	WOOD
—E—E—	ELECTRIC LINE	▤	BRICK
GM	GAS METER	▣	STONE
EM	ELECTRIC METER	▢	(WOOD) RAILROAD TIE
IPF	IRON PIPE FOUND		
IRF	IRON ROD FOUND		
IRS	IRON ROD SET		
CM	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE PLAT RECORDED IN FILM CODE NO. 441066, M.R.H.C.T.

LEGAL DESCRIPTION:
BEING A PORTION OF BLOCK 90, OF RUNNELS ADDITION, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 692, DEED RECORDS, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOSEFINA CASAS CARRANZA, AS RECORDED IN INSTRUMENT NO. 20120563918, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOSEFINA CASAS CARRANZA, AS RECORDED IN INSTRUMENT NO. 20120563919, SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	16-276520-PO
BORROWER	FABIAN A. SALDANA
TECH	MSP
FIELD	MD

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48201C0670 M, DATED JUNE 9, 2014.

DATE: 10/27/16 JOB NO.: 16-08357
FIELD: 10/26/16

1215 O'NEIL STREET, HOUSTON, TX 77019
PORTION OF BLOCK 90, RUNNELS ADDITION



Capital Title
A Shaddock Company

Barbara Neudorfer
Branch Manager / Escrow Officer

click to go to www.ctot.com

POST OAK OFFICE
3040 Post Oak Boulevard
Suite 150
Houston, Texas 77056
713.547.4747 Office
713.547.4746 Fax
bneudorfer@ctot.com

DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
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Robert T. Paul, Jr.
Registered Professional Land Surveyor

PREMIER SURVEYING LLC

**5700 W. Plano Parkway, Suite 2700
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021**

Exhibit "A"
(1215 O'NEIL STREET)

BEING A PORTION OF BLOCK 90, OF RUNNELS ADDITION, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 692, DEED RECORDS, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOSEFINA CASAS CARRANZA, AS RECORDED IN INSTRUMENT NO. 20120563918, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOSEFINA CASAS CARRANZA, AS RECORDED IN INSTRUMENT NO. 20120563919, SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER AT THE COMMON SOUTH CORNER OF SAID CARRANZA TRACT (20120563918) AND SUTTON - GILLETTE TOWNHOMES SECTION TWELVE, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 441066, MAP RECORDS, HARRIS COUNTY, TEXAS, SAID FENCE CORNER BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ALMA SALDANA, AS RECORDED IN INSTRUMENT NO. X960972, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 87° 37' 35" WEST ALONG THE COMMON LINE OF SAID CARRANZA (20120563918) AND SALDANA TRACTS, PASSING THE COMMON NORTH CORNER OF SAID SALDANA TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MICHAEL SALDANA AND WIFE, ALMA SALDANA, AS RECORDED IN INSTRUMENT NO. W180990, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 15.50 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID CARRANZA (20120563918) AND SALDANA (W180990) TRACTS, PASSING THE COMMON SOUTH CORNER OF SAID CARRANZA TRACT (20120563918) AND AFORESAID CARRANZA TRACT (20120563919) AT A DISTANCE OF 50.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID CARRANZA (20120563919) AND SALDANA (W180990) TRACTS, PASSING THE COMMON NORTH CORNER OF SAID SALDANA TRACT (W180990) AND MATTHEWS LOFTS, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 539279, SAID MAP RECORDS, AT A DISTANCE OF 52.50 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID CARRANZA TRACT (20120563919) AND SAID MATTHEWS LOFT A TOTAL DISTANCE OF 100.00 FEET TO THE COMMON WEST CORNER OF SAID CARRANZA TRACT (20120563919) AND SAID MATTHEWS LOFTS, BEING ON THE EAST LINE OF MATTHEWS STREET;

THENCE NORTH 02° 20' 18" WEST, A DISTANCE OF 100.03 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID CARRANZA TRACT (20120563919), BEING THE INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF O'NEIL STREET;

THENCE NORTH 87° 37' 35" EAST, PASSING THE COMMON NORTH CORNER OF SAID CARRANZA TRACT (20120563919) AND AFORESAID CARRANZA TRACT (20120563918) AT A DISTANCE OF 50.00 FEET AND CONTINUING A TOTAL DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 49° 22' EAST - 0.5 OF ONE FOOT, SAID POINT BEING THE COMMON NORTH CORNER OF SAID CARRANZA TRACT (20120563918) AND AFORESAID SUTTON - GILLETTE TOWNHOMES;

THENCE SOUTH 02° 20' 18" EAST, A DISTANCE OF 100.03 FEET ALONG THE COMMON LINE OF SAID CARRANZA TRACT (20120563918) AND SAID SUTTON - GILLETTE TOWNHOMES TO THE POINT OF BEGINNING AND CONTAINING 10,003 SQUARE FEET OR 0.230 OF ONE ACRE OF LAND.



Robert T. Paul, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

Survey Plat of even date attached hereto and made a part hereof.

Date: 10/26/16