

METES AND BOUNDS DESCRIPTION

2915 QUENBY AVENUE
HOUSTON, TEXAS

A 5,985 SQUARE FOOT TRACT OF LAND, MORE OR LESS, BEING THE EAST 36 FEET OF LOT 4 AND THE WEST 21 FEET OF LOT 5, BLOCK 13, MONTICELLO ADDITION, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 7, PAGE 53 OF THE HARRIS COUNTY MAP RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for Bearings: Plat bearing of North 89 Deg. 56 Min. 00 Sec. East being the South R.O.W. line of Quenby Avenue a 50 foot right-of-way;

BEGINNING at a ½ inch iron rod with cap set for the Northwest corner of the herein described tract of land, said point also being in the South right-of-way line of Quenby Avenue (50 feet R.O.W.) and being located North 89 Deg. 56 Min. 00 Sec. East a distance of 14.00 feet from the original Northwest corner of Lot 4, Block 13, Monticello Addition according to the plat as recorded in volume 7, page 53 H.C.M.R.;

THENCE continuing North 89 Deg. 56 Min. 00 Sec. East, passing at 36.00 feet the original common Northeast corner of said Lot 4 and Northwest corner of Lot 5 and continuing in all a total distance of 57.00 feet to a ½ inch iron rod found for the Northeast corner of the herein described tract of land;

THENCE parallel to and 21.00 feet from the original common line of Lot 4 and 5, South 00 Deg. 04 Min. 00 Sec. East a distance of 105.00 feet to a ½-inch iron rod with cap set for the Southeast corner of the herein described tract of land;

THENCE with the South line of Lots 4 and 5, passing at 21.00 feet the common Southwest corner of Lot 5 and Southeast corner of Lot 4 and continuing South 89 Deg. 56 Min. 00 Sec. West, in all a total distance of 57.00 feet to a 4 x 4 fence post for the Southeast corner of the herein described tract of land;

THENCE parallel to and 36.00 feet from the original common line of lot 4 and 5, North 00 Deg. 04 Min. 00 Sec. West a distance of 105.00 feet to the **POINT OF BEGINNING** and containing 5,985 square feet of land, more or less.

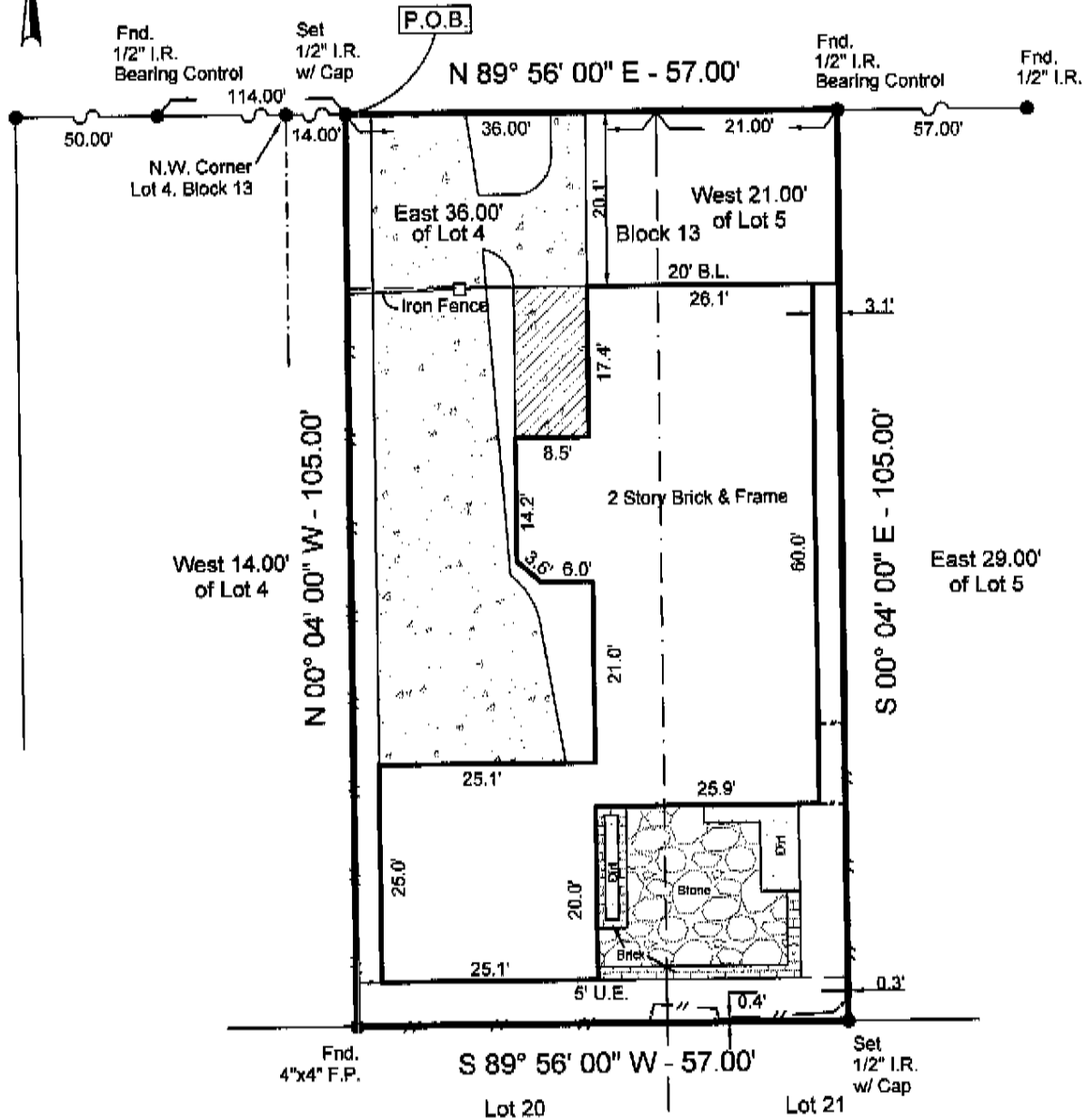
PLAT ATTACHED

SCALE : 1 = 20'



QUENBY AVENUE
(50' R.O.W.)

BELMONT STREET



* EAST 36.00' OF LOT 4 & WEST 21.00' OF LOT 5 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

- 20' B.L. per Vol. 810, Pg. 657 H.C.D.R..
- 5' U.E. per Vol. 810, Pg. 657, Vol. 668, Pg. 53 & Vol. 662, Pg. 584 H.C.D.R..

Notes :
 - Basis for Bearings: SOUTH R.O.W. LINE OF QUENBY AVENUE.
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - All fences are 6' wood unless otherwise noted.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

This property appears to be out of the 100 year flood plain, & In insurance rate map zone X, as per map 48201C0860K Dated : 04-20-00
 This determination to be used for flood Insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

I hereby certify to Vijay K. Kale, Komal B. Shah and Bank of America that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 03-20-07.

Lucien C. Schaffer, Jr. 3-27-07
LUCIEN C. SCHAFFER, JR., R.P.L.S. No. 4803 Date

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LOT:	BLOCK: 13	SUBDIVISION: MONTICELLO ADDITION	SECTION: -
RECORDATION: VOL. 7, PG. 53 OF MAP RECORDS	COUNTY: HARRIS	STATE: TEXAS	
ADDRESS: 2915 QUENBY AVENUE	CITY: HOUSTON	LENDER: BANK OF AMERICA	
PURCHASER: KOMAL B. SHAH & VIJAY K. KALE	TITLE COMPANY: AMERICAN TITLE COMPANY	G.F. # 611152-J	

G GULLETT & ASSOCIATES, INC.
 P.O. BOX 230187
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SURVEYED BY: EP
 DRAWN BY: arc
 DRAWING NO.: 07031901