

STATE OF TEXAS

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COUNTY OF HARRIS

A TRACT OR PARCEL OF LAND CONTAINING 0.1148 ACRES OF LAND, (5,000 SQUARE FEET), BEING LOT 1, BLOCK 315, SHEARN ADDITION, AN ADDITION TO THE CITY OF HOUSTON, NORTH SIDE BUFFALO BAYOU, HARRIS COUNTY, TEXAS, SAID 0.1148 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO JENNIE MAGGIO, L.L.C. BY INSTRUMENT RECORDED IN DOCUMENT CF NO. U863948 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT CF NO. 20120019910 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

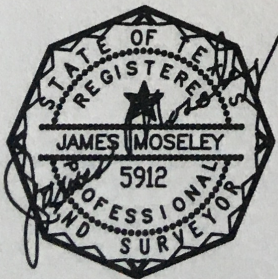
BEGINNING at a calculated point for the intersection of the north right-of-way line of Crockett Street, (70.00 Foot Right-of-Way), with the east right-of-way line of White Street, (50.00 Foot Right-of-Way), same being the southwest corner of said Lot 1, same being the southwest corner and POINT OF BEGINNING of the herein described tract, from which a fence corner post found bears, N 54°23'32" E, a distance of 1.06 feet;

Thence, North, along the east right-of-way line of White Street, a distance of 100.00 feet to a calculated point for the southwest corner of that certain tract of land being Lot 12, Block 315, of said Shearn Addition, as conveyed to Abel Canamar, Et Ux, by instrument recorded in Document CF No. F045902 of the Official Public Records of Harris County, Texas, same being the northwest corner of the herein described tract, from which a 5/8" iron rod found bears, S 40°14'05" W, a distance of 0.41 feet;

Thence, East, along the common line of said Lot 12, a distance 50.00 feet to a capped iron rod found for the northwest corner of that certain tract of land being Lot 2, Block 315, of said Shearn Addition, as conveyed to Blanca Patricia Trevino Rocha and Rodolfo Enrique Rocha by instrument recorded in Document CF No. T864157 of the Official Public Records of Harris County, Texas, same being the northeast corner of the herein described tract;

Thence, South, along the common line of said Lot 2, a distance 100.00 feet to a 1/2" iron pipe found on the north right-of-way line of Crockett Street for the southwest corner of said Lot 2, same being the southeast corner of the herein described tract;

Thence, West, along the north right-of-way line of Crockett Street, a distance 50.00 feet to the POINT OF BEGINNING and containing 0.1148 acres of land, (5,000 square feet), more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 17-08253
July 26, 2017

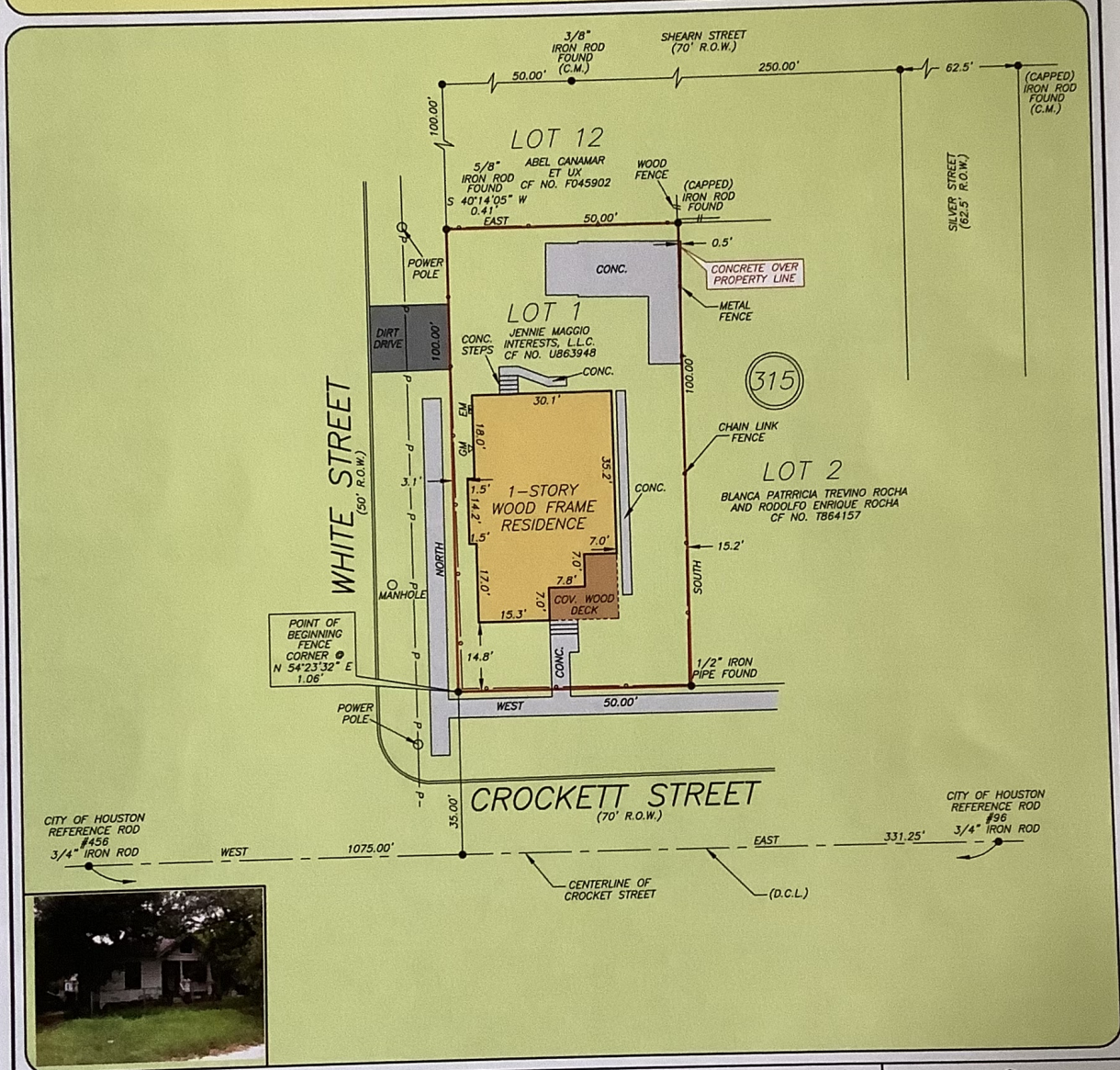
See Drawing Attached

GF NO. 17201051665 STEWART TITLE
 ADDRESS: 1918 CROCKETT STREET
 HOUSTON, TEXAS 77007
 BORROWER: BRUCE BOATNER AND
 CAROLE BOATNER

LOT 1, BLOCK 315 SHEARN ADDITION

AN ADDITION TO THE CITY OF HOUSTON, ON THE
 NORTH SIDE OF BUFFALO BAYOU, HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48201C 0670 M
 MAP REVISION: 06/09/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

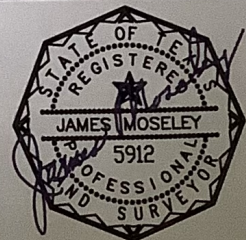
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

(D.C.L.) = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CF NO. 20120019910 H.C.D.R.

DRAWN BY: MM

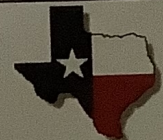
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 17-08253
 JULY 28, 2017



stewart
 title

SANFORD REEL
 713-528-5007



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