

BOUNPONE PHOMMAVONGSA
& VIXIAN CHANTHAVYSOUK
(A.K.A. TRACT 286G)
(CF NO. 20070537045)

SOMCHITH SIACKASONE &
DAOVIENA SIACKASONE
(A.K.A. TRACT 286H)
(CF NO. L094948)

VACANT LOT
0.42 ACRE TRACT
(A.K.A. TRACT 286J)
(CF NO. L094944)
18150 SQ. FT.

BRIAN T. MARSHALL &
BARBARA S. MARSHALL
(A.K.A. TRACTS 285A & 285C)
CALLED 2.53 ACRES TRACT
(CF NO. ER059180918)

PHONG D. TRAN
(A.K.A. TRACT 286B)

JUAN A. TREVINO
0.58 ACRE TRACT
(A.K.A. TRACT 286D)
(CF NO. RP-2019-441663)

IVAN F. AVALOS & ALMA L. PENNA
0.494 ACRE TRACT
(A.K.A. TRACTS 286A-1 & 286D-1)
(CF NO. 20120295728)

LA SIVISETH &
SOMPHONE SIVISETH
(A.K.A. TRACT 286A)
(CF NO. L094950)

ISOM STREET
(60' R.O.W.-PER PLAT)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 5/8" IRON ROD
- SET PK NAIL
- PROPERTY CORNER
- POWER POLE
- WATER PUMP
- CONTROL MONUMENT

SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

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

THE 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 FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. 2710744-H037 ISSUED ON 01/25/22.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THE H. L. & P. CO. EASEMENT AS RECORDED IN CLERK'S FILE NO H564917, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0490 L
REV. DATE: 06/18/2007
ZONE: "SHADED 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.

METES AND BOUNDS
0.42 ACRE PARCEL
LOCATED IN THE
W.S. NOVELL SURVEY,
ABSTRACT 602,
HARRIS COUNTY, TEXAS

Being a 0.42 acre parcel of land (Tract 286J) situated in the W.S. Novell Survey, Abstract 602, Harris County, Texas, and being part of Lot 286 of Magnolia Gardens as recorded in Volume 57, Page 505 of the Map Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File L094944, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a PK Nail set in the centerline of a 12' right of way easement as recorded in H.C.C.F. L094944 & 094951 and in the western line of Tract 286D as described in H.C.C.F. RP-2019-441663, for the southeast corner of Tract 286H as described in H.C.C.F. L094948, and marking the northeast corner of the herein described parcel;

THENCE, South 02° 00' 51" East, a distance of 110.00 feet along the centerline of said easement and the western lines of Tracts 286D and the called 0.494 acres as described in H.C.C.F. 20120295728 to a PK Nail found for the northeast corner of Tract 286B (no recorded deed found), and marking the southeast corner of the herein described parcel, and from which the northern right of way of Isom Street (60' R.O.W.) bears South 02° 00' 51" East, a distance of 272.87 feet;

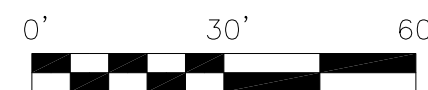
THENCE, South 87° 57' 39" West, a distance of 165.00 feet along the northern line of Tract 286B to a 5/8" iron rod set with plastic cap in the eastern line of the called 2.53 acres as described in Film Code 059-18-0918 of the Deed Records of Harris County for the northwest corner of Tract 286B, and marking the southwest corner of the herein described parcel;

THENCE, North 02° 00' 51" West, a distance of 110.00 feet along the eastern line of the called 2.53 acres to a 5/8" iron rod set with plastic cap for the southwest corner of Tract 286H, and marking the northwest corner of the herein described parcel;

THENCE, North 87° 57' 39" East, a distance of 165.00 feet along the southern line of Tract 286H back to the **POINT OF BEGINNING** and containing 0.42 acres of land.



GRAPHIC SCALE



I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE INSURANCE COMPANY and JEFF PROPERTIES LLC. 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 0.42 ACRE PARCEL OF LAND recorded in Clerk's File L094944, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the W. S. NOVELL SURVEY, A-602
Borrower: JEFF PROPERTIES LLC
Address: 1831 ISOM ST., HOUSTON TX 77039 GF No. 2710744-H037

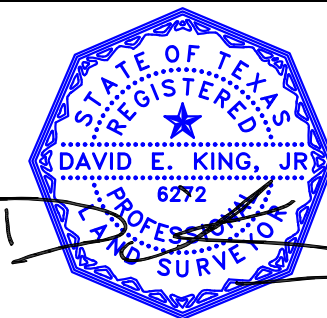
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 57, PAGE 505, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2202032008	NO.	REVISION	DATE
DATE:	02/23/22			
DRAWN BY:	DS/MF			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700

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

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Overland Consortium Inc.
Surveyors

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