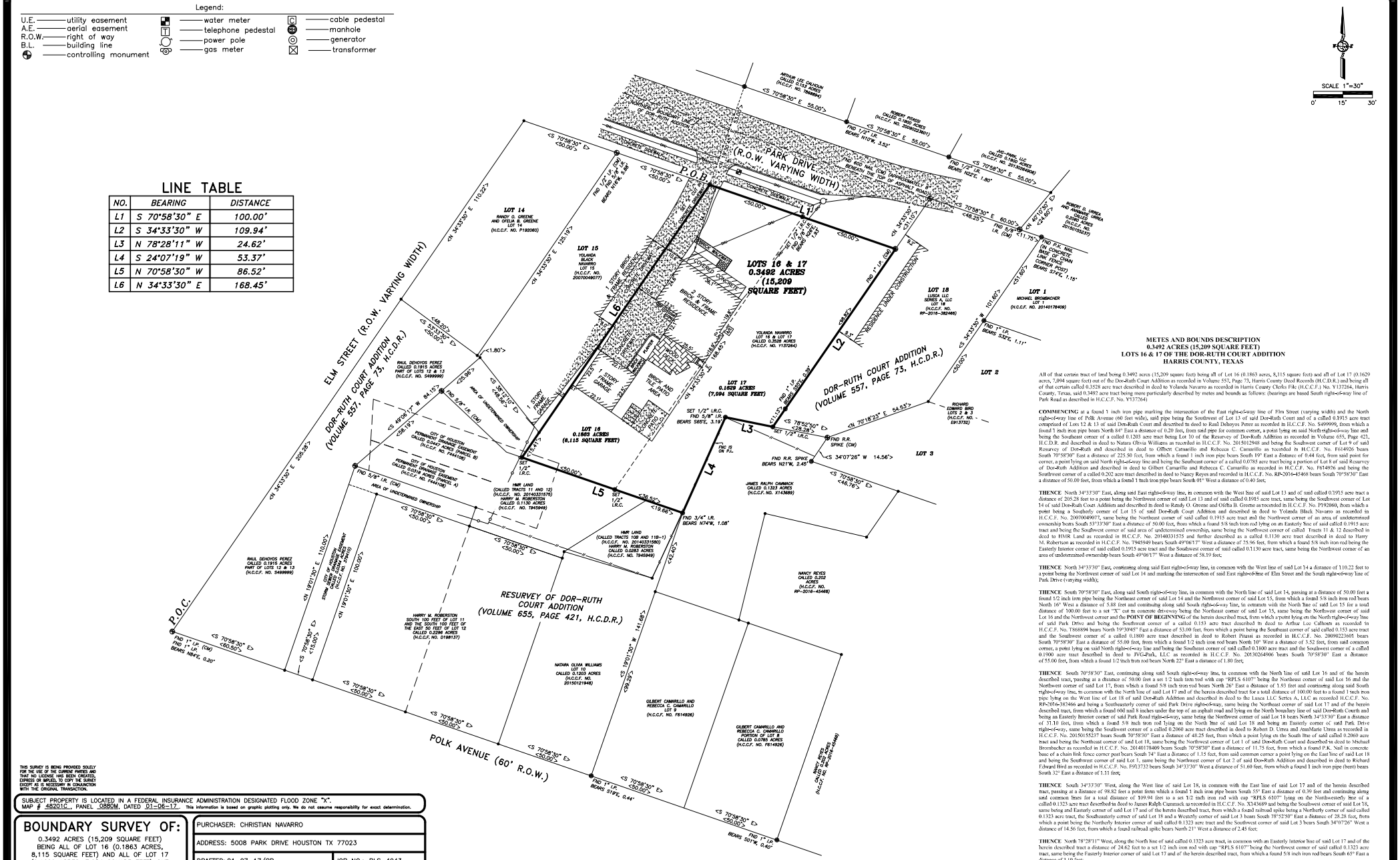

METES AND BOUNDS DESCRIPTION
0.3492 ACRES (15,209 SQUARE FEET)
LOTS 16 & 17 OF THE DOR-RUTH COURT ADDITION
HARRIS COUNTY, TEXAS

All of that certain tract of land being 0.3492 acres (15,209 square feet) being all of Lot 16 (0.1863 acres, 8,115 square feet) and all of Lot 17 (0.1629 acres, 7,094 square feet) out of the Dor-Ruth Court Addition as recorded in Volume 557, Page 73, Harris County Deed Records (H.C.D.R.) and being all of that certain called 0.3528 acre tract described in deed to Yolanda Navarro as recorded in Harris County Clerks File (H.C.C.F.) No. Y137264, Harris County, Texas; said 0.3492 acre tract being more particularly described by metes and bounds as follows: (bearings are based South right-of-way line of Park Road as described in H.C.C.F. No. Y937264)

COMMENCING at a found 1 inch iron pipe marking the intersection of the East right-of-way line of Elm Street (varying width) and the North right-of-way line of Polk Avenue (60 feet wide), said pipe being the Southwest of Lot 13 of said Dor-Ruth Court and of a called 0.1915 acre tract comprised of Lots 12 & 13 of said Dor-Ruth Court and described in deed to Raul Deboyos Perez as recorded in H.C.C.F. No. S499999, from which a found ½ inch iron pipe bears North 84° East a distance of 0.20 feet, from said pipe for common corner, a point lying on said North right-of-way line and being the Southeast corner of a called 0.1203 acre tract being Lot 10 of the Resurvey of Dor-Ruth Addition as recorded in Volume 655, Page 421, H.C.D.R. and described in deed to Natara Olivia Williams as recorded in H.C.C.F. No. 20150121948 and being the Southwest corner of Lot 9 of said Resurvey of Dor-Ruth and described in deed to Gilbert Camarillo and Rebecca C. Camarillo as recorded in H.C.C.F. No. F614926 bears South 70°58'30" East a distance of 225.50 feet, from which a found 1 inch iron pipe bears South 19° East a distance of 0.44 feet, from said point for corner, a point lying on said North right-of-way line and being the Southeast corner of a called 0.0765 acre tract being a portion of Lot 8 of said Resurvey of Dor-Ruth Addition and described in deed to Gilbert Camarillo and Rebecca C. Camarillo as recorded in H.C.C.F. No. F614926 and being the Southwest corner of a called 0.202 acre tract described in deed to Nancy Reyes and recorded in H.C.C.F. No. RP-2016-454468 bears South 70°58'30" East a distance of 50.00 feet, from which a found 1 inch iron pipe bears South 01° West a distance of 0.40 feet;

THENCE North 34°33'30" East, along said East right-of-way line, in common with the West line of said Lot 13 and of said called 0.1915 acre tract a distance of 205.28 feet to a point being the Northwest corner of said Lot 13 and of said called 0.1915 acre tract, same being the Southwest corner of Lot 14 of said Dor-Ruth Court Addition and described in deed to Randy O. Greene and Ofelia B. Greene as recorded in H.C.C.F. No. P192060, from which a point being a Southerly corner of Lot 15 of said Dor-Ruth Court Addition and described in deed to Yolanda Black Navarro as recorded in H.C.C.F. No. 20070049077, same being the Northwest corner of said called 0.1915 acre tract and the Northwest corner of an area of undetermined ownership bears South 53°33'30" East a distance of 50.00 feet, from which a found 5/8 inch iron rod lying on an Easterly line of said called 0.1915 acre tract and being the Southwest corner of said area of undetermined ownership, same being the Northwest corner of called Tracts 11 & 12 described in deed to HMR Land as recorded in H.C.C.F. No. 20140331575 and further described as a called 0.1130 acre tract described in deed to Harry M. Robertson as recorded in H.C.C.F. No. T945949 bears South 49°06'17" West a distance of 25.96 feet, from which a found 5/8 inch iron rod being the Easterly Interior corner of said called 0.1915 acre tract and the Southwest corner of said called 0.1130 acre tract, same being the Northwest corner of an area of undetermined ownership bears South 49°06'17" West a distance of 58.19 feet;

THENCE North 34°33'30" East, continuing along said East right-of-way line, in common with the West line of said Lot 14 a distance of 110.22 feet to a point being the Northwest corner of said Lot 14 and marking the intersection of said East right-of-line of Elm Street and the South right-of-way line of Park Drive (varying width);

THENCE South 70°58'30" East, along said South right-of-way line, in common with the North line of said Lot 14, passing at a distance of 50.00 feet a found 1/2 inch iron pipe being the Northeast corner of said Lot 14 and the Northwest corner of said Lot 15, from which a found 5/8 inch iron rod bears North 16° West a distance of 3.88 feet and continuing along said South right-of-way line, in common with the North line of said Lot 15 for a total distance of 100.00 feet to a set "X" cut in concrete driveway being the Northeast corner of said Lot 15, same being the Northwest corner of said Lot 16 and the Northwest corner and the **POINT OF BEGINNING** of the herein described tract, from which a point lying on the North right-of-way line of said Park Drive and being the Southwest corner of a called 0.153 acre tract described to deed to Arthur Lee Calhoun as recorded in H.C.C.F. No. T868894 bears North 19°30'45" East a distance of 53.00 feet, from which a point being the Southeast corner of said called 0.153 acre tract and the Southwest corner of a called 0.1800 acre tract described in deed to Robert Pitassi as recorded in H.C.C.F. No. 20090223601 bears South 70°58'30" East a distance of 55.00 feet, from which a found 1/2 inch iron rod bears North 30° West a distance of 3.52 feet, from said common corner, a point lying on said North right-of-way line and being the Southeast corner of said called 0.1800 acre tract and the Southwest corner of a called 0.1900 acre tract described in deed to JVG-Park, LLC as recorded in H.C.C.F. No. 20130264906 bears South 70°58'30" East a distance of 55.00 feet, from which a found 1/2 inch iron rod bears North 22° East a distance of 1.80 feet;

THENCE South 70°58'30" East, continuing along said South right-of-way line, in common with the North line of said Lot 16 and of the herein described tract, passing at a distance of 50.00 feet a set 1/2 inch iron rod with cap "RPLS 6107" being the Northeast corner of said Lot 16 and the Northwest corner of said Lot 17, from which a found 5/8 inch iron rod bears North 26° East a distance of 3.93 feet and continuing along said South right-of-way line, in common with the North line of said Lot 17 and of the herein described tract for a total distance of 100.00 feet to a found 1 inch iron pipe lying on the West line of Lot 18 of said Dor-Ruth Addition and described in deed to the Lusca LLC Series A, LLC as recorded H.C.C.F. No. RP-2016-382446 and being a Southeasterly corner of said Park Drive right-of-way, same being the Northeast corner of said Lot 17 and of the herein described tract, from which a found 60d nail 8 inches under the top of an asphalt road and lying on the North boundary line of said Dor-Ruth Courth and being an Easterly Interior corner of said Park Road right-of-way, same being the Northwest corner of said Lot 18 bears North 34°33'30" East a distance of 31.10 feet, from which a found 5/8 inch iron rod lying on the North line of said Lot 18 and being an Easterly corner of said Park Drive right-of-way, same being the Southwest corner of a called 0.2060 acre tract described in deed to Robert D. Urrea and JeanMarie Urrea as recorded in H.C.C.F. No. 20150155237 bears South 70°58'30" East a distance of 48.25 feet, from which a point lying on the South line of said called 0.2060 acre tract and being the Northeast corner of said Lot 18, same being the Northwest corner of Lot 1 of said Dor-Ruth Court and described to Michael Brombacher as recorded in H.C.C.F. No. 20140178409 bears South 70°58'30" East a distance of 11.75 feet, from which a found P.K. Nail in concrete base of a chain link fence corner post bears South 74° East a Distance of 1.15 feet, from said common corner a point lying on the East line of said Lot 18 and being the Southwest corner of said Lot 1, same being the Northwest corner of Lot 2 of said Dor-Ruth Addition and described in deed to Richard Edward Bird as recorded in H.C.C.F. No. F913732 bears South 34°33'30" West a distance of 51.60 feet, from which a found 1 inch iron pipe (bent) bears South 32° East a distance of 1.11 feet;

THENCE South 34°33'30" West, along the West line of said Lot 18, in common with the East line of said Lot 17 and of the herein described tract, passing at a distance of 98.82 feet a point from which a found 1 inch iron pipe bears South 55° East a distance of 0.39 feet and continuing along said common lines for a total distance of 109.94 feet to a set 1/2 inch iron rod with cap "RPLS 6107" lying on the Northwesterly line of a called 0.1323 acre tract described in deed to James Ralph Cammack as recorded in H.C.C.F. No. X143689 and being the Southwest corner of said Lot 18, same being and Easterly corner of said Lot 17 and of the herein described tract, from which a found railroad spike being a Northerly corner of said called 0.1323 acre tract, the Southeasterly corner of said Lot 18 and a Westerly corner of said Lot 3 bears South 78°52'50" East a distance of 28.28 feet, from which a point being the Northerly Interior corner of said called 0.1323 acre tract and the Southwest corner of said Lot 3 bears South 34°07'26" West a distance of 14.56 feet, from which a found railroad spike bears North 21° West a distance of 2.45 feet;

THENCE North 78°28'11" West, along the North line of said called 0.1323 acre tract, in common with an Easterly Interior line of said Lot 17 and of the herein described tract a distance of 24.62 feet to a set 1/2 inch iron rod with cap "RPLS 6107" being the Northwest corner of said called 0.1323 acre tract, same being the Easterly Interior corner of said Lot 17 and of the herein described tract, from which a found 5/8 inch iron rod bears South 65° East a distance of 3.19 feet;

THENCE South 24°07'19" West, along a Westerly line of said called 0.1323 acre tract, in common with the Southeasterly line of said Lot 17 and of the herein tract a distance of 53.37 feet to a point being a Westerly corner of said called 0.1323 acre tract and the Northeast corner of called Tracts 10B & 11B-1 described in deed to HMR Land as recorded in H.C.C.F. No. 20140331580 and further described as a called 0.0283 acre tract described in deed to Harry M. Robertson as recorded in H.C.C.F. No. T945949, same being the Southeast corner of said Lot 17 and of the herein described tract, from which a found 3/4 inch iron rod bears North 74° West a distance of 1.08 feet, from which the previously mention point for common corner of said Lots 9 and 10 of Resurvey of Dor-Ruth Court and lying on the North right-of-way line of Polk Avenue bears South 79°01'30" West a distance of 141.68 feet;

THENCE North 70°58'30" West, along the North line of said called 0.0283 acre tract, in common with the South line of said Lot 17 and of the herein described tract passing at a distance of 19.66 feet a point being the Northwest corner of said called 0.0283 acre tract and the Northeast corner of said called 0.1130 acre tract, continuing along the North line of said Lot 11 of said called 0.1130 acre tract and the South line of said Lot 17 and of the herein described tract, passing at a distance of 36.52 feet a set 1/2 inch iron rod with cap "RPLS 6107" being the Southwest corner of said Lot 17 and the Southeast corner of said Lot 16, from which said set 1/2 inch iron rod with cap "RPLS 6107" lying on said South right-of-way line of Park Drive and being the Northeast corner of said Lot 16 and the Northwest corner of said Lot 17 bears North 34°33'30" East a distance of 168.45 feet and continuing along the North line of said called 0.1130 acre tract, in common with the South line of said Lot 16 and of the herein described tract for a total distance of 86.52 feet to a set 1/2 inch iron rod with cap "RPLS 6107" being a Southerly corner of said area of undetermined ownership, said being the Southwest corner of said Lot 16 and of the herein described tract;

THENCE North 34°33'30" East, leaving the North line of said called 0.1130 acre tract and along the Southeasterly line of said area of undetermined ownership, in common with the West line of said Lot 16 and of the herein described tract, passing at a distance of 15.41 feet a point being the Easterly corner of said area of undetermined ownership and the Southeast corner of said Lot 15 and continuing along the East line of said Lot 15, in common with the West line of said Lot 16 and of the herein described tract for a total distance of 168.45 feet to the **POINT OF BEGINNING** and containing 0.3492 acres (15,209 square feet) of land.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD ZONE "X". MAP # 48201C , PANEL 0880M, DATED 01-06-17. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

BOUNDARY SURVEY OF:

0.3492 ACRES (15,209 SQUARE FEET) BEING ALL OF LOT 16 (0.1863 ACRES, 8,115 SQUARE FEET) AND ALL OF LOT 17 (0.1629 ACRES, 7,094 SQUARE FEET) OUT OF THE DOR-RUTH COURT ADDITION AS RECORDED IN VOLUME 557, PAGE 73, HARRIS COUNTY DEED RECORDS AND BEING ALL OF THAT CERTAIN CALLED 0.3528 ACRE TRACT DESCRIBED IN DEED TO YOLANDA NAVARRO AS RECORDED IN HARRIS COUNTY CLERKS FILE NO. Y137264, HARRIS COUNTY, TEXAS

PURCHASER: CHRISTIAN NAVARRO	
ADDRESS: 5008 PARK DRIVE HOUSTON TX 77023	
DRAFTED: 01-07-17/CB	JOB NO.: BLS-4043
FIELD WORK: 01-15-17/CB	KEY MAP: 494X

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT, THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND TIME TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

OF N/A & N/A

01-07-16

CHRIS J. BROUSSARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6107

STATE OF TEXAS · REGISTERED · CHRIS J. BROUSSARD · 6107 · PROFESSIONAL LAND SURVEYOR

BROUSSARD LAND SURVEYING
Land Surveying Services

BROUSSARD LAND SURVEYING, LLC
1001 HERKIMER STREET HOUSTON TX 77008
(832) 409-6727 www.broussardlandsurveyingllc.com

NOTES:
1. BEARINGS BASED ON THE RECORDED PLAT.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ANY ADDITIONAL RESEARCH REGARDING EASEMENTS OR RESTRICTIONS PERFORMED BY THE SURVEYOR DOES NOT CONSTITUTE A TITLE SEARCH AND SHOULD BE VERIFIED BY THE OWNER.
3. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
4. SET = SET 1/2 INCH IRON ROD WITH CAP "RPLS 6107".