

Page 1 of 2 in order 130234
File number: 2768519-11069

Completed: 9/12/2019
Surveyed: 9/10/2019

Lender: JSC FEDERAL CREDIT UNION
Buyer: BRANTON STEPHEN NELSON
Seller: CARTUS FINANCIAL CORPORATION

COMMUNITY NUMBER:
PANEL: 48201C0860L SUFFIX:
INDEX DATE:
F.I.R.M DATE:
ZONE: X

Premises: 2716 BAGBY ST, HOUSTON, TEXAS 77006 HARRIS

Description of encroachments, violations or other points of interest at the time of the inspection:



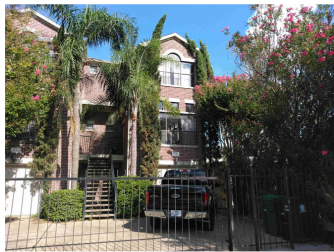
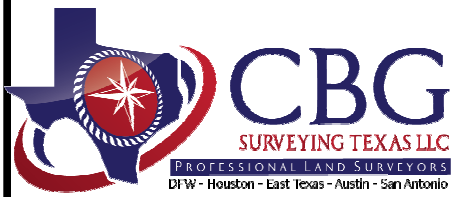
CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY, JSC FEDERAL CREDIT UNION

LEGAL DESCRIPTION: LOT PART OF LOT 1, BLOCK 4 FAIRGROUND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 222 OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

(rev.0 9/12/2019)

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LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- I— IRON FENCE
- X— BARBED WIRE
- /— EDGE OF ASPHALT
- /— EDGE OF GRAVEL
- /— STONE
- /— CONCRETE
- /— COVERED AREA
- /— BRICK

EXCEPTIONS:

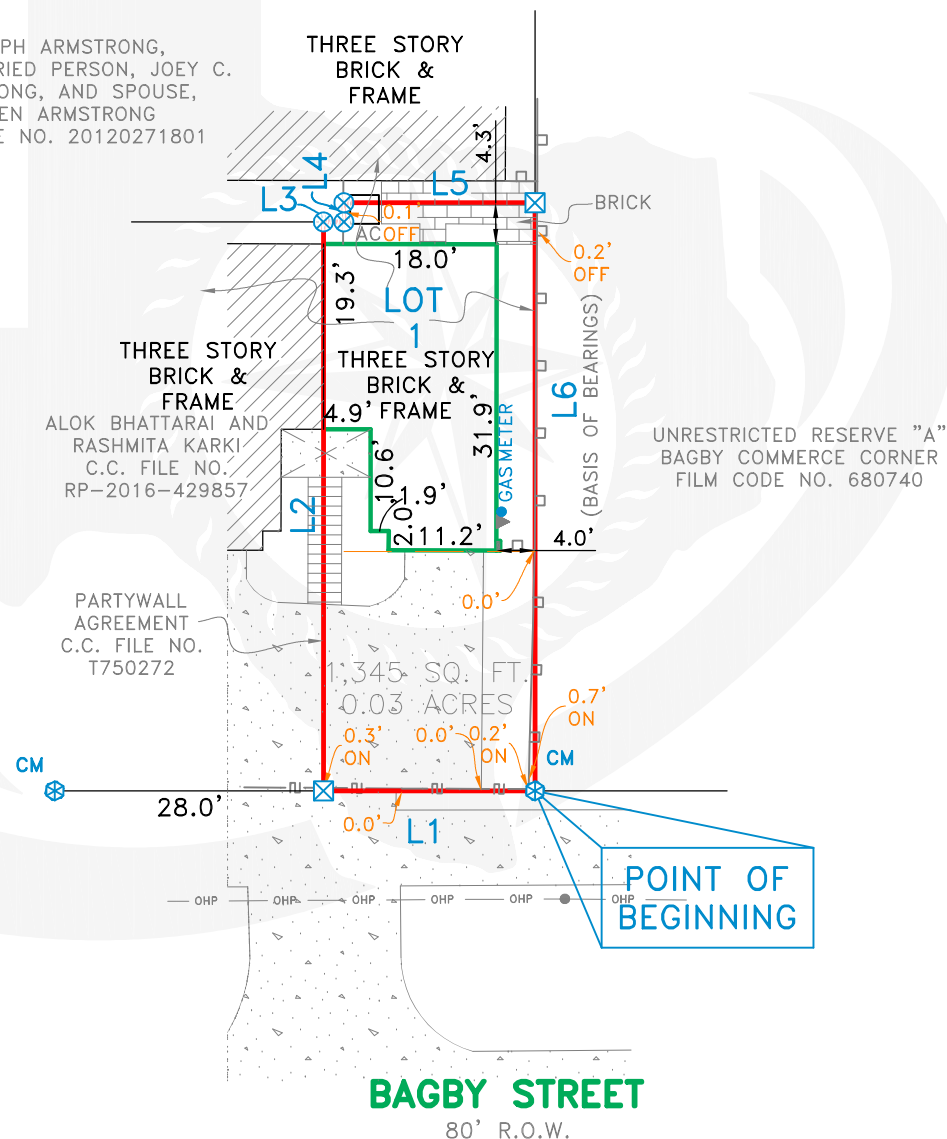
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN COUNTY CLERK'S FILE NO. G292668

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY COUNTY CLERK'S FILE NO. T258578, T384924

LINE	BEARING	DISTANCE
L1	S 32°49'51" W	22.03'
L2	N 57°10'09" W	59.25'
L3	N 32°49'51" E	2.13'
L4	N 57°10'09" W	2.00'
L5	N 32°49'51" E	19.90'
L6	S 57°10'09" E	61.25'

(DEED = S 35°00'00" W)
 (DEED = N 55°00'00" W)
 (DEED = N 35°00'00" E)
 (DEED = N 55°00'00" W)
 (DEED = N 35°00'00" E)
 (DEED = S 55°00'00" E)

JOSEPH ARMSTRONG,
 AN UNMARRIED PERSON, JOEY C.
 ARMSTRONG, AND SPOUSE,
 KAREN ARMSTRONG
 C.C. FILE NO. 20120271801



2716 Bagby Street

Being a portion of Lot 1, Block 4 of Fairground Addition, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 55, Page 222, Map Records of Harris County, Texas, same being that tract of land conveyed to Rachel D. Johnson and Andrew K. Johnson, wife and husband, by deed recorded in County Clerk File No. RP-2017-212009, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the South corner of Unrestricted Reserve "A", Bagby Commerce Corner, an addition to Harris County, Texas, according to the Map or Plat thereof recorded in File Code No. 680740, Map or Plat Records of Harris County and lying along the Northwest line of Bagby Street (80 foot right-of-way);

THENCE South 32 degrees 49 minutes 51 seconds West, along the Northwest line of aforesaid Bagby Street, a distance of 22.03 feet to an "X" set in concrete for corner, said corner being the East corner of that tract of land conveyed to Alok Bhattarai and Rashmita Karki, by deed recorded in County Clerk File No. RP-2016-429857, Real Property Records of Harris County, Texas;

THENCE North 57 degrees 10 minutes 09 seconds West, along the Northeast line of said Bhattarai/Karki tract, a distance of 59.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of said Bhattarai/Karki tract and lying along a Southeast line of that tract of land conveyed to Joseph Armstrong, an unmarried person, Joey C. Armstrong and spouse, Karen Armstrong, by deed recorded in County Clerk File No. 20120271801, Real Property Records of Harris County, Texas

THENCE North 32 degrees 49 minutes 51 seconds East, a distance of 2.13 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 57 degrees 10 minutes 09 seconds West, a distance of 2.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being an inside "ell" corner of said Armstrong tract;

THENCE North 32 degrees 49 minutes 51 seconds East, along a Southeast line of said Armstrong tract, a distance of 19.90 feet to an "X" set for corner, said corner being an East corner of aforesaid Armstrong tract and lying along the Southwest line of said Unrestricted Reserve "A";

THENCE South 57 degrees 10 minutes 09 seconds East, along the Southwest line of said Unrestricted Reserve "A", a distance of 61.25 feet to the POINT OF BEGINNING and containing 1,345 square feet or 0.03 acres of land.

NOTES:
 BEARINGS ARE BASED ON PLAT RECORDED IN FILM CODE NO. 680740.

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0860L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Trueline Technologies. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____ Purchaser
 _____ Purchaser

Drawn By: MARIA
 Scale: 1" = 20'
 Date: 09/10/19
 GF NO.: 2999919-01284
 Job No. 1917930

321 Century Plaza Dr., Ste. 105
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgsurveying.com

