

ADDRESS
(3115) ABERDEEN WAY
HOUSTON, TX 77025

SCALE: 1" = 40'

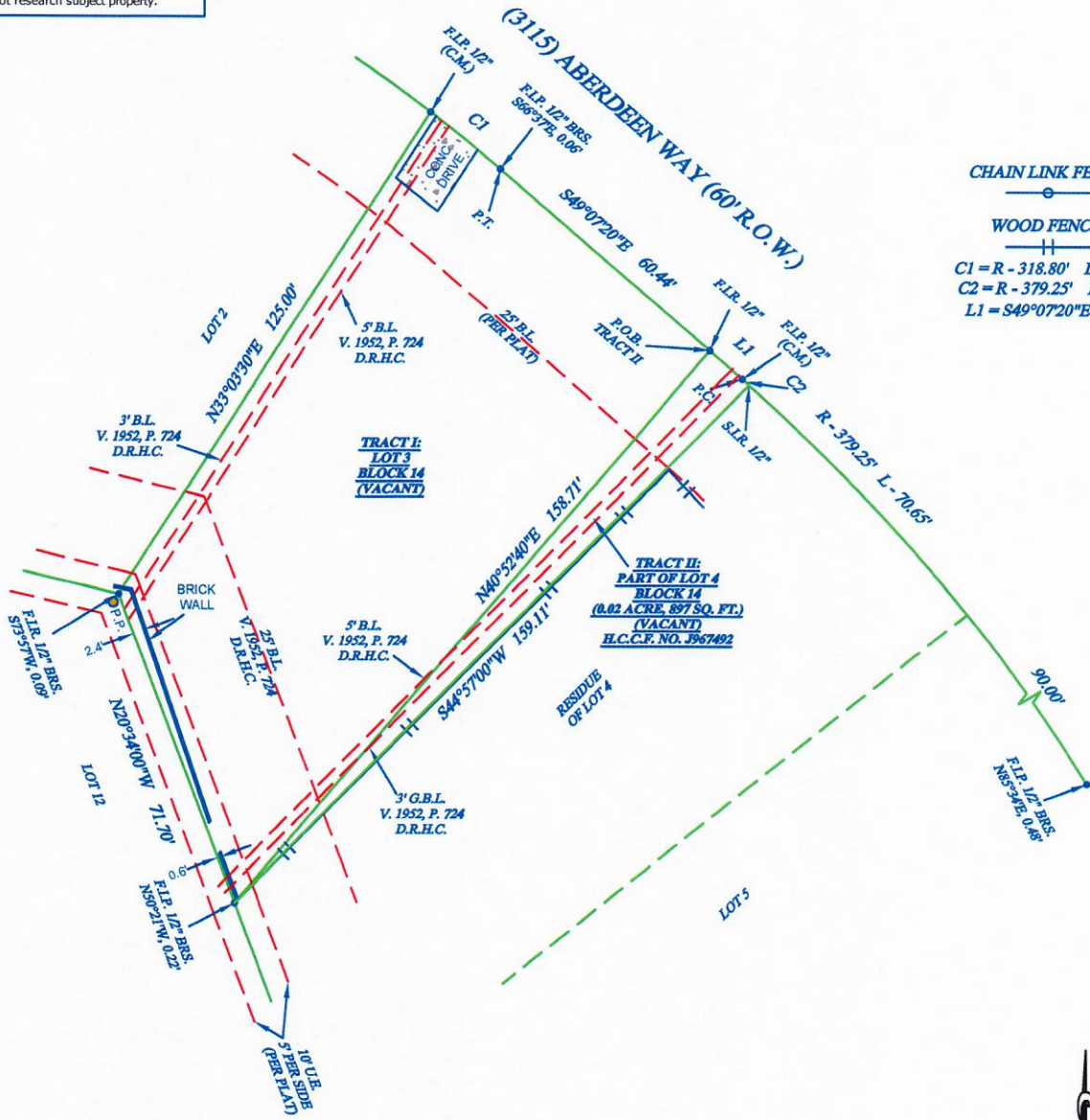
The Certified Registered Professional Land Surveyor signing this survey certifies the accuracy standards and sufficiency of the survey provided herein.

All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced herein. The surveyor did not research subject property.

LEGAL DESCRIPTION: (AS FURNISHED)

TRACT I: Lot 3, in Block 14, in SOUTHERN OAKS, SECTION 2, an addition to the City of Houston, in Harris County, Texas, according to the map or plat thereof recorded in Volume 30, Page 69 of the Map Records of Harris County, Texas.

TRACT II: The adjoining 0.02 acre (897 Sq. Ft.) out of Lot 4, Block 14, in SOUTHERN OAKS, SECTION 2, an addition to the City of Houston, in Harris County, Texas according to the map or plat thereof recorded in Volume 30, Page 69 of the Map Records of Harris County, Texas, and being the same parcel as described in H.C.C.F. No. J967492. Said 0.02 acre (897 Sq. Ft.) being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

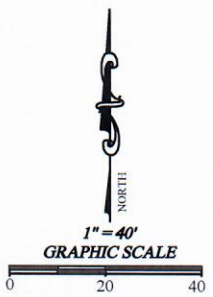


CHAIN LINK FENCE

WOOD FENCE

C1 = R - 318.80' L - 19.56'
 C2 = R - 379.25' L - 1.95'
 L1 = S49°07'20"E 9.35'

- NOTES:**
- 1: Any Restrictive Covenants recorded in Volume 30, Page 69 of the Map Records of Harris County, Texas, and recorded in Volume 1952, Page 724 and Volume 1989, Page 62 of the Deed Records of Harris County, Texas.
 - 2: All easements and/or building setback lines shown hereon are based on the recorded plat, unless otherwise noted.
 - 3: A building setback line 25 feet in width along the rear property line, as shown by instrument recorded in Volume 1952, Page 724 of the Deed Records of Harris County, Texas. (As shown hereon)
 - 4: A building setback line 5 feet in width along the side property line(s), as shown by instrument recorded in Volume 1952, Page 724 of the Deed Records of Harris County, Texas. (Main Residence)(As shown hereon)
 - 5: A building setback line 3 feet in width along the rear property line, as shown by instrument recorded in Volume 1952, Page 724 of the Deed Records of Harris County, Texas. (Detached Garage)(As shown hereon)



BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORDED PLAT																	
SURVEYOR INFORMATION:																	
ELITE SURVEYING COMPANY, INC. P.O. Box 1697 "So Habla Español" Pearland, TX. 77588-1697 Phone: 281-997-1585 Fax: 281-485-6321		 Chicago Title Marc R. Archuleta Vice-President/ Escrow Officer 3700 Buffalo Speedway Suite 415 Houston Texas 77098 Direct Line) 713-496-9884 phone) 713-496-9880 / facsimile) 713-496-9881 marc.archuleta@ctt.com															
CLIENT GF#: CTH-IL-CTT20726275MA	LEGEND		SURVEYOR'S CERTIFICATE														
SURVEY JOB #: 7-6-20	A/C: AIR CONDITIONER	P.C.: POINT OF CURVATURE	I, Patrick Ryan McMahon, Texas Registered Professional Land Surveyor No. 5120, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.														
SURVEY INVOICE #: 12796	BLDG: BUILDING	O.H.P.L.: OVER HEAD POWER LINE															
SURVEYOR: J.W.W.	(C.): CALLED	P.I.: POINT OF INTERSECTION															
DRAFTER: C. LAVAS	C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING															
APPROVED: P.R. MCMAHON	PTP: PINCH TIP PIPE	P.O.C.: POINT OF COMMENCEMENT															
CERTIFIED TO: (AS PROVIDED)	M/H: MANHOLE COVER	P.P.: POWER POLE															
	CONC. CONCRETE	P.R.C.: POINT OF REVERSE CURVATURE															
CHICAGO TITLE INSURANCE COMPANY	COV. COVERED	C.M.: CONTROL MONUMENT															
BACHIR EL DIMASSI	G/M: GAS METER	P.T.: POINT OF TANGENCY															
THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.	(D.): DESCRIPTION	CLF: CHAIN LINK FENCE															
	W/M: WATER METER	F.I.P.: FOUND IRON PIPE															
	E.O.W.: EDGE OF WATER	S.I.R.: SET IRON ROD															
	(M.): MEASURED	F.I.R.: FOUND IRON ROD															
	FLOOD ZONE		SURVEYOR'S NAME: DATED: 7/27/2020														
	(FOR INFORMATIONAL PURPOSES ONLY)		<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>DATE</th> <th>REVISION</th> <th>QC/1</th> <th>QC/2</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>C.L.</td> <td>P.R.M.</td> </tr> </tbody> </table>			DATE	REVISION	DATE	REVISION	QC/1	QC/2					C.L.	P.R.M.
DATE	REVISION	DATE	REVISION	QC/1	QC/2												
				C.L.	P.R.M.												
	SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, PER F.I.R.M. PANEL NUMBER 480296 0670M, LAST REVISION DATE 6-9-14. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.																
BUYER'S SIGNATURE: <input checked="" type="checkbox"/>																	

EXHIBIT "A"

A 0.02 acre (897 Sq. Ft.) tract or parcel of land out of Lot 4, Block 14, in SOUTHERN OAKS, SECTION 2, adjoining the Southeast property line of Lot 3, in Block 14. Also being the same parcel as described in H.C.C.F. No. J967492. Said 0.02 acre (897 Sq. Ft.) being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the Northeasterly corner of Lot 3 and the Northwesterly corner of Lot 4, Block 14, of said Southern Oaks subdivision, and lying in the Southerly right-of-way line of Aberdeen Way (60' R.O.W.);

THENCE South 49°07'20" East, along said Southerly right-of-way line Aberdeen Way, a distance of 9.35 feet to a 1/2 inch iron rod found at a point of curvature;

THENCE along a curve to the right having a radius of 379.25 feet, a central angle of 00°17'41" and a length of 1.95 feet to a ½ inch iron rod set for the Northeasterly corner of the herein described tract;

THENCE South 44°57'00" West, a distance of 159.11 feet to the Southeasterly corner of said Lot 3 from which a ½ inch iron pipe found bears North 50°21' West, same being the Southern most corner of the herein described tract;

THENCE North 40°52'40" East along the common lines of Lots 3 and 4, Block 14 of Southern Oaks, Section 2, a distance of 158.71 feet to the POINT OF BEGINNING and containing 0.02 acre (897 Sq. Ft.) of land, more or less.

Job # 7-6-20

