

SCALE: 1"=20'-0"

C.O.H. CENTER CONTROL MONUMENT #283

TRS 1B & 2B BLK 4
J C B FAMILY LTD PARTNERS
HCCF NO. U150820

N 74°02'55" W 2225.38'

N 87°18'22" E 50.00'

LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- ☉ - POWER POLE
- ☒ - WATER METER

ONE STORY FRAME BLDG
LOT 8
SAVE & EXCEPT
HCCF NO.
20140216598
0.0572 ACRES
2,491 SQ.FT.

LOT 7, BLOCK 1
CRUZ ALICE C

MARY C JOHNSON
SUBDIVISION
VOL. 15, PG. 21, HCDR

REMAINDER OF
TRACT 8A, BLOCK 1
MANZANO CARLOS
SOUTH 50.17'
PER HCCF
NO. 20140216598

STATE STREET
(60.0' R.O.W.)

HOUSTON AVENUE
(100.0' PUBLIC R.O.W.)

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 02°41'38" E, ALONG THE WEST R.O.W. LINE OF HOUSTON AVENUE .
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 20201059656 OF STEWART TITLE GUARANTY COMPANY. AUGUST 28, 2020.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

SURVEY OF

LOT 8, BLOCK 1, MARY E. JOHNSON ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 15, PAGE 21, DEED RECORDS, HARRIS COUNTY, TEXAS; SAVE & EXCEPT THAT CERTAIN TRACT CONVEYED IN GENERAL WARRANTY DEED TO CARLOS MANZANO, DATED MAY 15, 2014, RECORDED IN CLERK'S FILE NO. 20140216598, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, hereby certify that this survey was made on the ground and completed on this 15th day of September 2020 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 20201059656 of STEWART TITLE GUARANTY COMPANY

PROPERTY LIES WITHIN FLOOD ZONE X & X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48201C 0690N, DATE 01-06-2017. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 607 HOUSTON AVENUE

REVISION:

CITY: HOUSTON, TEXAS

ZIP: 77007

PURCHASER: THE RAMA COMPANIES LLC

JOB NO: 1567-20 DATE: 09-15-20 SCALE: 1"=20'-00"



[Handwritten Signature]
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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