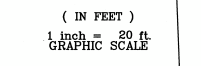




REVIEWED FOR COMPLIANCE  
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.  
22123922

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY  
PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. FEMA WEBSITE  
https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1  
ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480296 PANEL NO. 48201C-0680 M WHICH BEARS AN EFFECTIVE DATE JUNE 09, 2014 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.  
CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE

PROPERTY DESCRIPTION  
0.2575 ACRES  
BEING A 0.2575-ACRE TRACT (11,218 SQUARE FEET) OF LAND OUT OF AND A PART OF LOT 51 AND LOT 52 OF OAK GROVE AS RECORDED IN VOLUME 9 PAGE 62 H.C.M.R. AND BEING ALL OF THAT CERTAIN TRACT CALLED 60' X 100' RECORDED IN H.C.C.F. NO. 20070478442 PART OF THAT CERTAIN CALLED 0.1694 ACRE TRACT RECORDED IN H.C.C.F. NO. Y-811697 AND PART OF THAT CERTAIN CALLED 0.708-ACRE TRACT RECORDED IN H.C.C.F. NO. X-406818 ALL SITUATED IN THE W.P. MORTON SURVEY, ABSTRACT NO. 539, HARRIS COUNTY, TEXAS SAID 0.2575 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOD 08);  
COMMENCING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF WAKEFIELD DRIVE (50' R.O.W.) AT THE COMMON LINE OF SAID LOT 52 AND RESTRICTED RESERVE "A" OF LANGE INDUSTRIES RECORDED IN FILM CODE NO. 431113 H.C.M.R.;  
THENCE SOUTH 87° 46' 08" WEST, ALONG SAID SOUTH LINE OF WAKEFIELD STREET, A DISTANCE OF 76.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT;  
THENCE SOUTH 08° 16' 10" EAST, ALONG THE WEST LINE OF TRACT RECORDED IN H.C.C.F.# RP-2020-487889 AND RP-2020-487840, A DISTANCE OF 264.11 FEET TO A 1/2 INCH IRON ROD FOUND IN THE OLD NORTH RIGHT OF WAY LINE OF JUDWAY STREET (WIDTH VARIES) SAME MENTIONED IN 20' R.O.W. DEED H.C.C.F.# P-836676;  
THENCE SOUTH 87° 00' 48" WEST, CONTINUING ALONG SAID OLD NORTH LINE OF JUDWAY STREET A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE SOUTHWEST CORNER OF A CALLED 0.389 ACRE TRACT AS DESCRIBED IN H.C.C.F. NO. RP-2016-13339, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH 02° 20' 18" WEST, ALONG THE EAST LINE OF SAID CALLED 0.389 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH 87° 10' 03" EAST, ACROSS SAID LOT 51 AND LOT 52, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH 02° 20' 15" EAST, ACROSS SAID LOT 52, A DISTANCE OF 100.27 FEET TO A 5/8-INCH IRON ROD WITH CAP SET ON SAID NEW NORTH RIGHT OF WAY LINE OF JUDWAY STREET FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH 87° 00' 48" WEST, ALONG SAID NEW NORTH LINE OF JUDWAY STREET, ACROSS SAID LOT 51 AND LOT 52, A DISTANCE OF 40.33 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF SAID 20' R.O.W. DEED, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH 02° 16' 21" EAST, ALONG THE WEST LINE OF SAID 20' R.O.W. DEED AND ACROSS SAID LOT 51, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2575 ACRES (11,218-SQUARE FEET) OF LAND.



LOT 51  
OAK GROVE  
VOLUME 9 PAGE 62 H.C.M.R.

TRACT 51F  
CALLED 0.1694 ACRE  
H.C.C.F.# Y-811697  
RP-2017-564774

TRACT 51C/51D  
CALLED 0.389 ACRE  
H.C.C.F.# RP-2016-13339

0.2575 ACRES  
11,218 SQ. FEET

TRACT 51E  
CALLED 60' X 100'  
H.C.C.F.# 20070478442

0.2299 ACRES  
10,013 SQ. FEET

0.1722 ACRES  
7,500 SQ. FEET  
PARCEL B

CALLED TRACT 52A/52-1  
H.C.C.F.# RP-2020-487889  
RP-2020-95240

RESTRICTED RESERVE "A"  
LANGE INDUSTRIES  
FILM CODE 431113 H.C.M.R.

M.J. WEST PROPERTIES  
CALLED 0.14 ACRE  
H.C.C.F.# V-226827

LEGEND

NS	NORTH
SE	SOUTH
WE	EAST
WD	WEST
BO	BOLLARD
DR	DIRECTIONAL CONTROL VALVE
WM	WATER METER
TV	TRAP
FL	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GM	GAS VALVE
GM	GAS METER
GI	GRATE INLET
GI	GRATE INLET
CS/SM/SAN MH	MANHOLE
CO	CLEAR CUT
SM	SAMPLE WELL
GL	GARDEN LIGHT
FO	FIBER OPTIC/WIGN
ATY PED	ATY FOOT
TSB	TRAFFIC SIGNAL BOX
EL	ELECTRIC BOX
LP	LIGHT POLE
ME/SP	METER/SERVICE POLE
EM	ELECTRIC METER
TRF	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
OL	OVERHEAD UTILITY LINE
HW	HIGH BANK
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
HARRIS COUNTY CLERK'S FILE NO.	
H.C.C.F.#	
H.C.D.R.	HARRIS COUNTY DEED RECORDS
HARRIS COUNTY MAP RECORDS	
CH	CHAIN LINK FENCE
W	WOOD FENCE
B	BASIS FENCE
WF	WATER FENCE
W	WATER LINE UNDERGROUND
S	SANITARY LINE UNDERGROUND
U	UTILITY LINE UNDERGROUND
TL	TELEPHONE LINES

- CITY NOTES
1. CURBS, DRIVEWAYS, UTILITY POLES, METERS, FIRE HYDRANTS, STORM SEWER INLETS AND OTHER PHYSICAL FEATURES ON THE TRACT OR IN THE PUBLIC RIGHT OF WAY WITHIN TEN FEET OF THE TRACT, (AS SHOWN)
  2. RECORDED EASEMENTS ON THE TRACT, (AS SHOWN)
  3. TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY WITHIN TEN FEET OF THE TRACT OR WITHIN THE BUILDING-SET-BACK AREA AS THAT TERM IS DEFINED BY ARTICLE V OF CHAPTER 33 OF THIS CODE, (AS SHOWN)
  4. ROADWAYS AND SIDEWALKS INCLUDING THE PAVING SECTION WIDTH ON THE TRACT AND IN THE PUBLIC RIGHT OF WAY WITHIN TEN FEET OF THE TRACT, (AS SHOWN)
  5. PUBLICS AND RIGHT OF WAY INCLUDING THE WIDTH ON OR ADJACENT TO THE TRACT; (AS SHOWN)
- GENERAL NOTES
1. SURVEY IS BASED ON TITLE REPORT BY RIVERWAY TITLE WITH GP NO. 201973-DS WITH AN EFFECTIVE DATE OF 11/09/2020, 8:00AM. ISSUED 11/10/2020.
  2. PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE 86-1878 RECORDED IN H.C.C.F.# M-253884, AMENDED IN 1099-268.
  3. PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE 89-1312 RECORDED IN H.C.C.F.# M-397073.
  4. PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE 91-1701 RECORDED IN H.C.C.F.# N-556388

SHEPHERD OAKS  
FILM CODE 674427 H.C.M.R.

CALLED 0.258 ACRE  
H.C.C.F.# 20130118284

GILBERT PRIDA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5662  
04/18/2021



THE SURFACE COORDINATES SHOWN HEREON CAN BE CONVERTED TO TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99999012365  
BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOD 08  
ELEVATIONS SHOWN HEREON ARE BASED ON HCPFM/FRM RM 050058 WITH AN ELEVATION OF 61.7 FEET NAVD 88 5001 ADJUSTMENT  
SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.  
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.  
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. ESPECIALLY IN CONSTRUCTION SITUATIONS.

LAND BOUNDARY SURVEY  
A LAND BOUNDARY SURVEY CONTAINING 0.2575 ACRES 11,218 SQUARE FEET OF LAND OUT OF LOTS 51 AND 52 OF OAK GROVE RECORDED IN VOLUME 9 PAGE 62 H.C.M.R. LOCATED IN THE W.P. MORTON SURVEY A-539 HARRIS COUNTY, TEXAS.  
DATE: 04/12/2021

PURCHASER: SANDCASTLE HOMES INC.  
ADDRESS: 954 JUDWAY DRIVE, HOUSTON TEXAS 77018  
949 WAKEFIELD DRIVE

LENDER:  
SURVEYOR  
**MOMENTUM**  
ENGINEERING/SURVEYING  
12651 BRIAR FOREST, SUITE 350  
HOUSTON, TEXAS 77077  
(TEL) 281-741-1988 (FAX) 281-741-2068  
TX REG. NO. 10109600