

METES AND BOUNDS  
0.3378 ACRE PARCEL  
LOCATED IN THE  
D. GREGG SURVEY,  
ABSTRACT 283,  
HARRIS COUNTY, TEXAS

Being a 0.3378 acre parcel of land situated in the D. Gregg Survey, Abstract 283, Harris County, Texas, and being the east half of Lot 2 and all of Lots 3-5, in Block 1 of the S.D. Ludtke Subdivision NSBB, as recorded in Volume 2, Page 7 of the Map Records of Harris County, and being the same called 0.3378 acres as described in Harris County Clerk's File 20070656718, with the basis of bearings being said deed, and being more particularly described as follows:

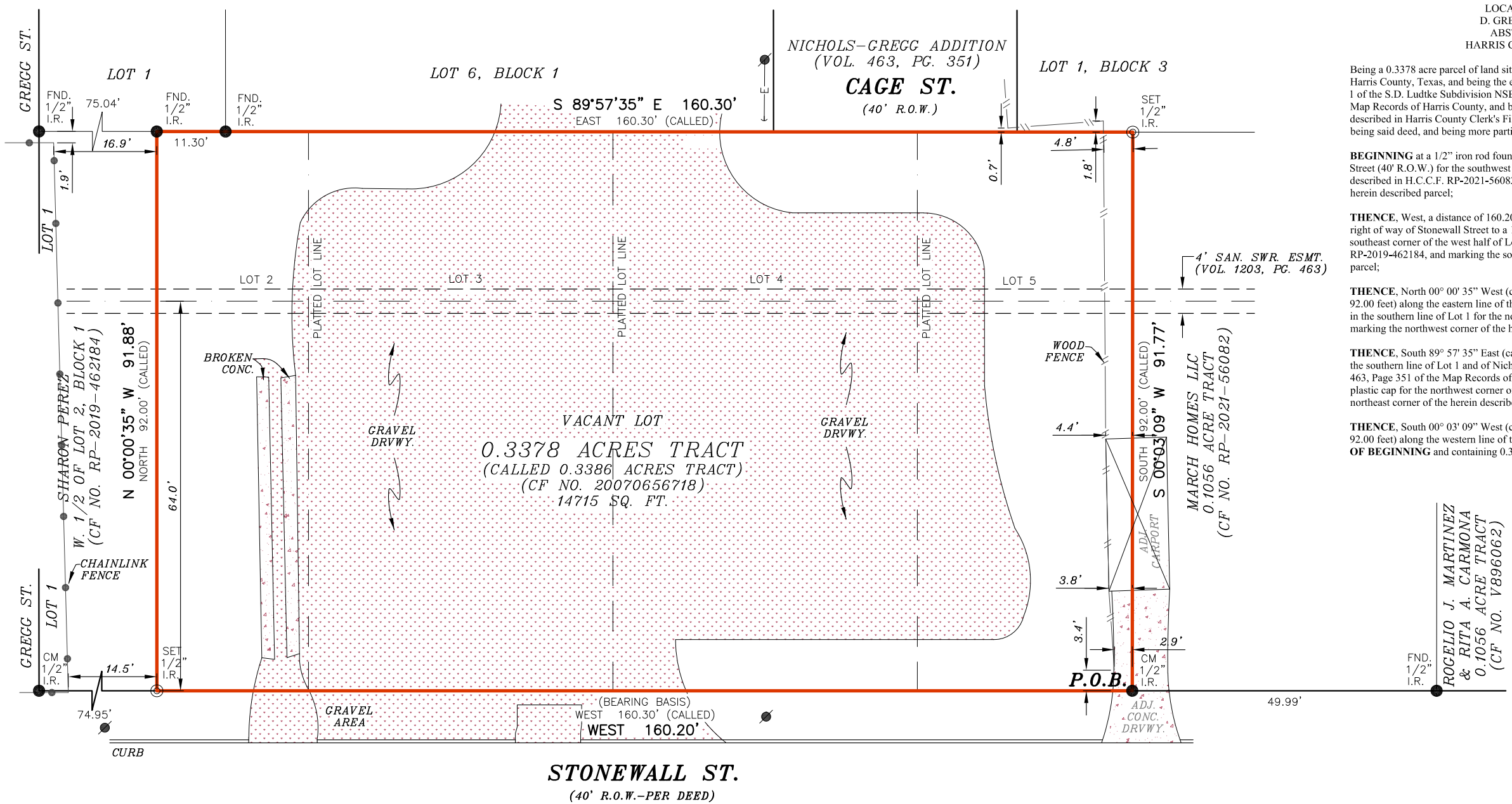
**BEGINNING** at a 1/2" iron rod found in the northern right of way of Stonewall Street (40' R.O.W.) for the southwest corner of the called 0.1056 acres as described in H.C.C.F. RP-2021-56082, and marking the southeast corner of the herein described parcel;

**THENCE**, West, a distance of 160.20 feet (called 160.30 feet) along the northern right of way of Stonewall Street to a 1/2" iron rod set with plastic cap for the southeast corner of the west half of Lot 2 as described in H.C.C.F. RP-2019-462184, and marking the southwest corner of the herein described parcel;

**THENCE**, North 00° 00' 35" West (called North), a distance of 91.88 feet (called 92.00 feet) along the eastern line of the west half of Lot 2 to a 1/2" iron rod found in the southern line of Lot 1 for the northeast corner of the west half of Lot 2, and marking the northwest corner of the herein described parcel;

**THENCE**, South 89° 57' 35" East (called East), a distance of 160.30 feet along the southern line of Lot 1 and of Nichols-Gregg Addition as recorded in Volume 463, Page 351 of the Map Records of Harris County to a 1/2" iron rod set with plastic cap for the northwest corner of the called 0.1056 acres, and marking the northeast corner of the herein described parcel;

**THENCE**, South 00° 03' 09" West (called South), a distance of 91.77 feet (called 92.00 feet) along the western line of the called 0.1056 acres back to the **POINT OF BEGINNING** and containing 0.3378 acres of land.

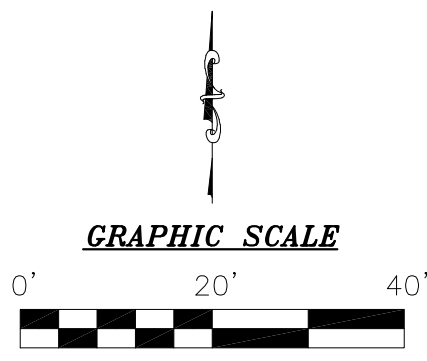


ROCELLO J. MARTINEZ  
& RITA A. CARMONA  
0.1056 ACRE TRACT  
(CF. NO. V896062)

MARCH HOMES LLC  
0.1056 ACRE TRACT  
(CF. NO. RP-2021-56082)

**STONEWALL ST.**  
(40' R.O.W.-PER DEED)

- LEGEND**
- These standard symbols will be found in the drawing.
- ||—||— BOUNDARY LINE
  - WOOD FENCE
  - CHAINLINK FENCE
  - E—E— OVERHEAD ELECTRIC
  - - - - - PLATTED LOT LINE
  - ⊙ SET 1/2" IRON ROD WITH CAP
  - FOUND IRON ROD
  - ⊕ POWER POLE
  - ↓ GUY ANCHOR
  - CM CONTROL MONUMENT



**SURVEYOR'S NOTE(S):**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY OF NO. 3080921-04356 ISSUED ON 08/30/21.

THERE EXIST AN EASEMENT AS RECORDED IN CLERK'S FILE NO N253886, REAL PROPERTY, HARRIS COUNTY, TEXAS.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0690 N  
REV. DATE: 01/06/2017  
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY and ZS REAL ESTATE HOLDINGS LLC AOA that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.  
Description: BEING A 0.3378 ACRE PARCEL OF LAND recorded in Clerk's File 20070656718, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the D. GREGG SURVEY, A-283  
Borrower: ZS REAL ESTATE HOLDINGS LLC AOA  
Address: 3409 STONEWALL ST., HOUSTON, TX 77020 GF No. 3080921-04356

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 2, PAGE 7, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 1203, PAGE 463, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**Overland Consortium Inc. Surveyors**  
Tel: 281-940-8869 Fax: 281-207-6476  
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

**LAND TITLE SURVEY**

JOB NO.:	2111030059	NO.	REVISION	DATE
DATE:	11/11/21			
DRAWN BY:	TW/MU			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700  
DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
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