

ADDRESS : 0 EMANCIPATION AVENUE
HOUSTON, TEXAS 77004

CLIENT : SHAHIN NAGHAVI

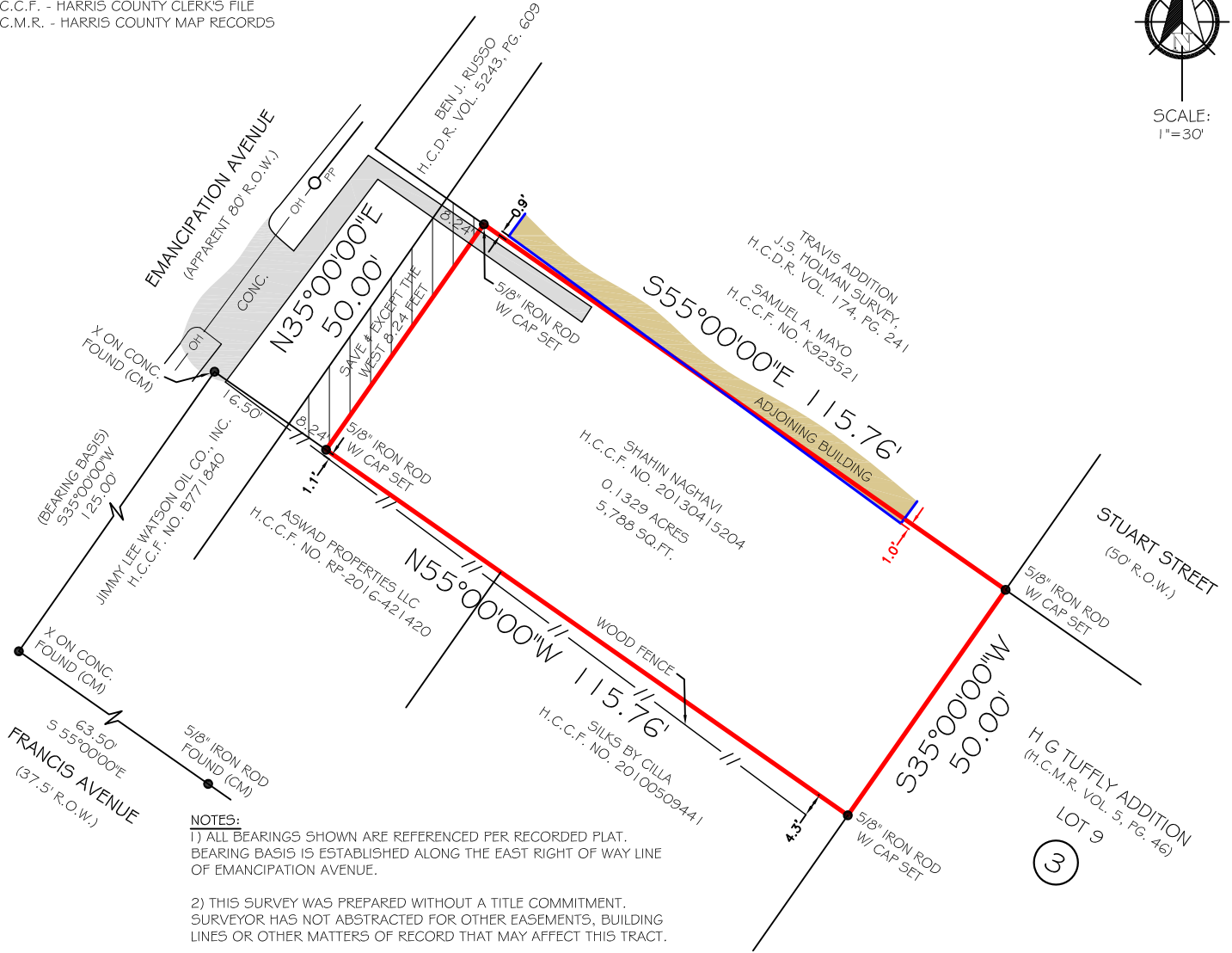
TITLE CO : N/A

GF NO : N/A

LENDER : N/A

A STANDARD LAND SURVEY OF
A 0.1329 ACRE TRACT OUT OF
TRAVIS ADDITION
J.S. HOLMAN SURVEY
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 174, PAGE 24 I
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

LEGEND
(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS



- NOTES:**
- 1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT. BEARING BASIS IS ESTABLISHED ALONG THE EAST RIGHT OF WAY LINE OF EMANCIPATION AVENUE.
 - 2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. SURVEYOR HAS NOT ABSTRACTED FOR OTHER EASEMENTS, BUILDING LINES OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS TRACT.
 - 3) THE ADJOINING BUILDING TO THE NORTH IS ENCROACHING THE NORTH PROPERTY LINE.
 - 4) HARRIS COUNTY APPRAISAL DISTRICT (H.C.A.D.) IS TAXING THE CURRENT OWNER FOR 6,200 SQ. FT. THERE MAY BE A SIMILAR QUIT CLAIM DEED FROM THE CITY OF HOUSTON, ET. AL. OF 16.5' TO THE OWNER OF THE SUBJECT TRACT AT THE SAME PERIOD OF TIME THAT WAS RECORDED FOR THE OIL CO. DEED TO THE SOUTHWEST OF THE SUBJECT TRACT WAS MADE. SURVEYOR COULD NOT FIND ANY EVIDENCE OF THIS. THE 8.24' SAVE AND EXCEPT MAY HAVE BEEN FROM THE R.O.W. LINE THAT WAS ATTACHED TO THE 16.5' UNFOUND SAID DEED. THERE SHOULD BE SOME CLARIFICATION FROM H.C.A.D. AND THE CITY OF HOUSTON OF THE SALE THEY MADE OF THE SUBJECT PROPERTY SHOULD HAVE BEEN 124.00' LENGTH INSTEAD OF 115.76' ALONG THE SIDE LINES OF THE SUBJECT PROPERTY. SURVEYOR.



FIRM NO. 10133000
JOB NO: 230543
DATE: JULY 18, 2023

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



John D. Fisher
JOHN D. FISHER
R.P.L.S. NO. 6153

FIELD BY: CHAD
DRAWN BY: TF
CHECKED BY: JDF

FLOOD INFORMATION
*BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48201C0880M REVISION DATE: 01-06-2017. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

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