

ADDRESS :0 GRIGGS ROAD
HOUSTON, TEXAS 77021

CLIENT :OWENS MANAGEMENT
SYSTEMS, LLC

AN EXISTING CONDITIONS SURVEY OF

0.2496 ACRES OF LAND OUT OF THE LUKE MOORE SURVEY, ABSTRACT NO. 51, BEING A PORTION OF THAT CERTAIN 8 ACRE TRACT CONVEYED TO AMELIA KUHLMAN SERFACE BY DEED RECORDED VOLUME 470, PAGE 623 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION

(BEARINGS BASED ON METES AND BOUNDS RECORDED UNDER H.C.C.F. NO. E643719)

LEGAL DESCRIPTION

BEING A 0.2496 ACRE (10,874 SQUARE FOOT) TRACT OF LAND OUT OF THE LUKE MOORE SURVEY, ABSTRACT NO. 51, HARRIS COUNTY, TEXAS, BEING A TRACT OR PARCEL OF LAND CALLED TRACT 8L (PER HCAD FACET MAP) AND BEING OUT OF THAT CERTAIN 8 ACRE TRACT CONVEYED TO AMELIA KUHLMAN SERFACE BY DEED RECORDED IN VOLUME 470, PAGE 623, HARRIS COUNTY DEED RECORDS, SAME ALSO BEING THAT CERTAIN TRACT CONVEYED TO KEVIN WILLIAMS AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150173504, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT A FOUND 1/2 INCH IRON ROD ON THE NORTH RIGHT OF WAY LINE OF GRIGGS ROAD (60' WIDE R.O.W.) AT THE SOUTHEAST CORNER OF THAT CERTAIN 0.3098 ACRE TRACT CALLED TRACT 8D (PER HCAD FACET MAP) CONVEYED TO JULIO C. & BLANCA GOMEZ, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W917967, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0.2508 ACRE TRACT CALLED TRACT 8G (PER HCAD FACET MAP) CONVEYED TO AMW DEVELOPMENT, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070036293 OF THE HARRIS COUNTY DEED RECORDS;

THENCE, N 69° 56' 00" W, WITH THE NORTH RIGHT OF WAY LINE OF SAID GRIGGS ROAD (60' WIDE R.O.W.), SAME BEING THE SOUTH LINE FO SAID AMELIA KUHLMAN SERFACE ORIGINAL 8 ACRE TRACT AND ALSO CALLED TRACT(S) 8D, 8J AND 8K, A DISTANCE OF 209.40 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.2496 ACRE TRACT;

THENCE, CONTINUING N 69° 56' 00" W, WITH THE SAME SAID NORTH RIGHT OF WAY LINE OF GRIGGS ROAD (60' WIDE R.O.W.) AND THE SOUTH LINE OF THIS DESCRIBED 0.2496 ACRE (TRACT 8L), A DISTANCE OF 64.70 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE SOUTHWEST CORNER;

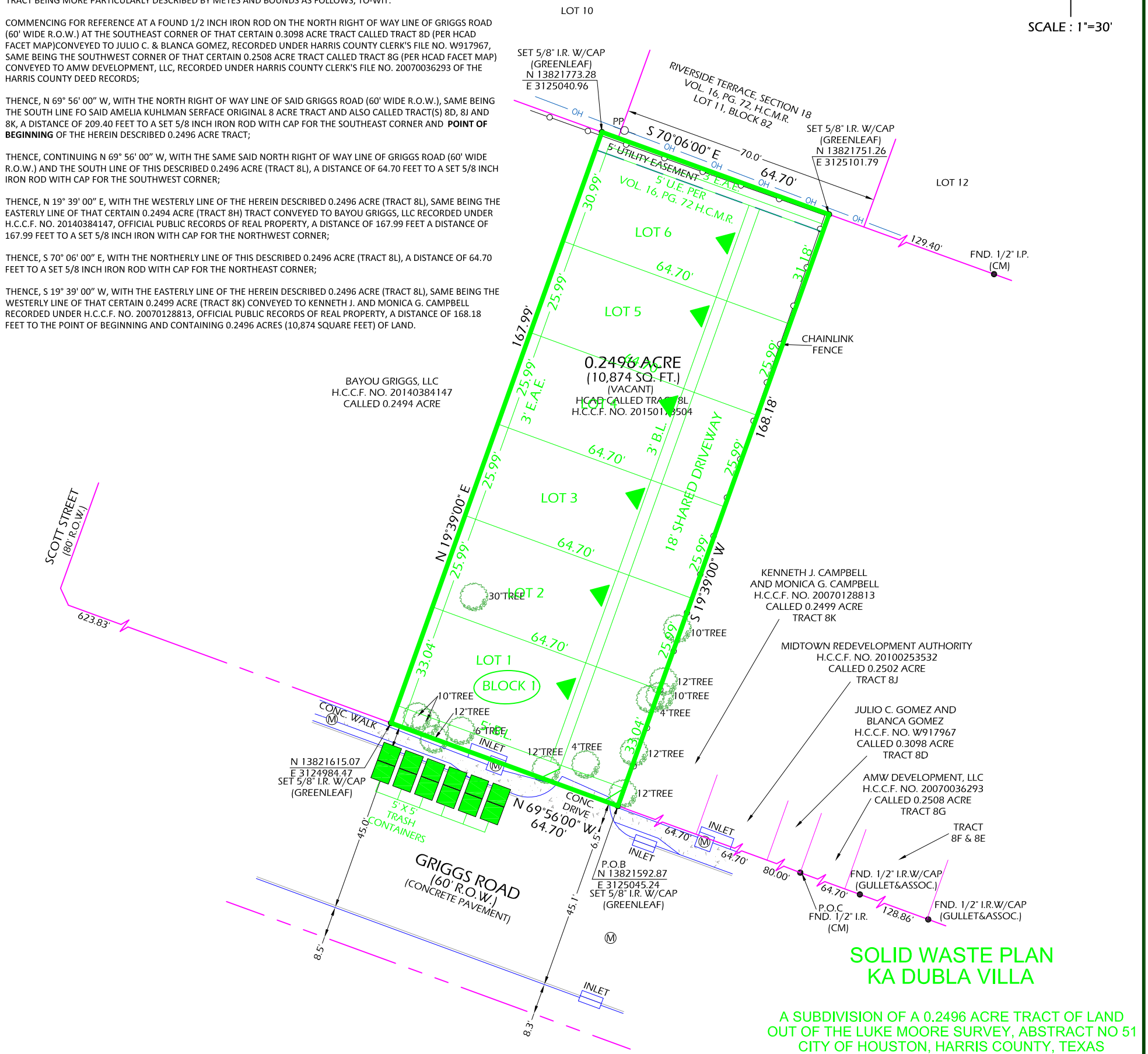
THENCE, N 19° 39' 00" E, WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED 0.2496 ACRE (TRACT 8L), SAME BEING THE EASTERLY LINE OF THAT CERTAIN 0.2494 ACRE (TRACT 8H) TRACT CONVEYED TO BAYOU GRIGGS, LLC RECORDED UNDER H.C.C.F. NO. 20140384147, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, A DISTANCE OF 167.99 FEET TO A SET 5/8 INCH IRON WITH CAP FOR THE NORTHWEST CORNER;

THENCE, S 70° 06' 00" E, WITH THE NORTHERLY LINE OF THIS DESCRIBED 0.2496 ACRE (TRACT 8L), A DISTANCE OF 64.70 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE NORTHEAST CORNER;

THENCE, S 19° 39' 00" W, WITH THE EASTERLY LINE OF THE HEREIN DESCRIBED 0.2496 ACRE (TRACT 8L), SAME BEING THE WESTERLY LINE OF THAT CERTAIN 0.2499 ACRE (TRACT 8K) CONVEYED TO KENNETH J. AND MONICA G. CAMPBELL RECORDED UNDER H.C.C.F. NO. 20070128813, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, A DISTANCE OF 168.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2496 ACRES (10,874 SQUARE FEET) OF LAND.



SCALE: 1"=30'



SOLID WASTE PLAN KA DUBLA VILLA

A SUBDIVISION OF A 0.2496 ACRE TRACT OF LAND
OUT OF THE LUKE MOORE SURVEY, ABSTRACT NO 51
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 6 SINGLE FAMILY
RESIDENTIAL LOTS AND
1 PARKING RESERVE

6 LOTS 1 BLOCK

OWNER:

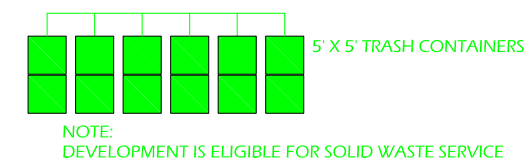
KEVIN J. WILLIAMS

DATE: DECEMBER, 2015

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

TOTAL NUMBER OF LOTS WITH SHARED DRIVEWAYS = 6

- OVERALL STREET FRONTAGE	64.70'
- INELIGIBLE STREET FRONTAGE	18.00'
- ELIGIBLE STREET FRONTAGE	46.70'



LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
M - MANHOLE
PP - POWER POLE
OH - OVERHEAD POWERLINE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING

DATE: 12-15-2015
REVISION:
DRAWN BY: LF
APPROVED BY: DG
PROJECT NO: GL-2593

FLOOD INFORMATION
PROPERTY "IS NOT" IN THE 100 YEAR
FLOOD ZONE, THIS PROPERTY LIES IN
ZONE "X" ACCORDING TO F.I.R.M. MAP
NO. 48201C0880L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO
NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION.

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.

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTION(S) PROVIDED BY CLIENT; THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY; ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. 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.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. THERE ARE NO METERS, FIRE HYDRANTS, OR WATER VALVES ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.
7. THE COORDINATES AND BEARINGS SHOWN HERON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.99988701.

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY
SUITE # 129
HOUSTON, TEXAS 77092



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