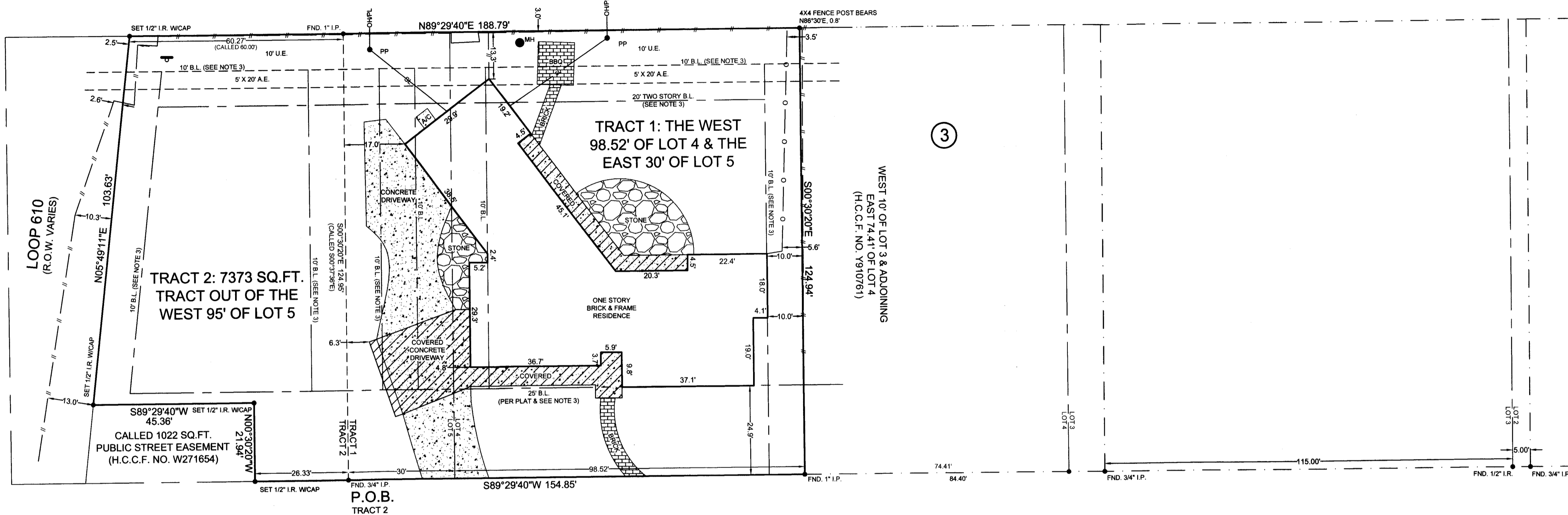


UNRESTRICTED RESERVE "A"  
POST OAK ACRES  
(FILM CODE NO. 495046)



**PROPERTY DESCRIPTION**  
TRACT 1: THE WEST 98.52' OF LOT 4 & THE EAST 30' OF LOT 5  
TRACT 2: 7373-SQUARE FOOT TRACT OUT OF THE WEST 95' OF LOT 5  
BOTH IN BLOCK 3, GREENWOOD ADDITION  
HARRIS COUNTY, TEXAS

IVANHOE STREET  
(60' R.O.W.)

BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X332854 AND BEING HEREIN DESCRIBED AS COMPRISING  
TRACT 1: THE WEST 98.52 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373-SQUARE FOOT TRACT OUT OF THE WEST 95 FEET OF LOT 5, BOTH  
IN BLOCK 3, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (BASIS OF BEARINGS RECITED  
HEREIN), SAID 7373-SQUARE FOOT TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 3/4 INCH IRON PIPE FOUND ON THE NORTH LINE OF IVANHOE STREET (CALLED 60' WIDE) AND THE SOUTH LINE OF SAID LOT 5, SITUATE SOUTH  
89° 29' 40" WEST ALONG SAID SOUTH LINE A DISTANCE OF 30 FEET FROM THE COMMON SOUTH CORNER OF SAID LOTS 5 AND 4, BEING THE COMMON SOUTH  
CORNER OF SAID CALLED TRACT I AND SAID CALLED TRACT II AND THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED  
7373-SQUARE FOOT TRACT 2;

**THENCE** SOUTH 89° 29' 40" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID IVANHOE STREET AND THE SOUTH LINE OF SAID CALLED TRACT II, A  
DISTANCE OF 26.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON SAID COMMON LINE AT THE COMMON SOUTH CORNER OF SAID CALLED TRACT II AND  
THAT CALLED 1022-SQUARE FOOT PUBLIC STREET EASEMENT AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER W271654, BEING A CORNER OF  
THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

**THENCE** NORTH 00° 30' 20" WEST, CROSSING SAID LOT 5, ALONG A COMMON LINE OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, A  
DISTANCE OF 21.94 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT A COMMON CORNER OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT  
TRACT, BEING A CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

**THENCE** SOUTH 89° 29' 40" WEST, CROSSING SAID LOT 5, ALONG A COMMON LINE OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, A  
DISTANCE OF 45.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON THE EASTERLY LINE OF LOOP 610 AT THE COMMON WEST CORNER OF SAID CALLED  
TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

**THENCE** NORTH 05° 49' 11" EAST, CROSSING SAID LOT 5, ALONG THE COMMON LINE OF SAID CALLED TRACT II AND SAID LOOP 610, A DISTANCE OF 103.63 FEET  
TO A 1/2 INCH IRON ROD WITH CAP SET ON THE EASTERLY LINE OF SAID LOOP 610 AND THE NORTH LINE OF SAID LOT 5 AT THE COMMON WEST CORNER OF  
SAID CALLED TRACT II AND POST OAK ACRES AS RECORDED UNDER FILM CODE 495046 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE  
NORTHWEST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

**THENCE** NORTH 89° 29' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID POST OAK ACRES AND THE NORTH LINE OF SAID CALLED TRACT II, A  
DISTANCE OF 60.27 FEET (CALLED 60.00 FEET) TO A 1 INCH IRON PIPE FOUND ON SAID COMMON LINE AT THE COMMON NORTH CORNER OF SAID CALLED  
TRACT I AND SAID CALLED TRACT II, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

**THENCE** SOUTH 00° 30' 20" EAST (CALLED SOUTH 00° 37' 36" EAST), CROSSING SAID LOT 5, ALONG THE COMMON LINE OF SAID CALLED TRACT I AND SAID  
CALLED TRACT II, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 7373 SQUARE FEET AS SURVEYED ON THE GROUND ON  
04/29/2013 AND 05/07/2013.

**LEGEND**

	PIPELINE MARKER
	OVERHEAD POWER LINE
	POWER POLE
	SERVICE LINE
	PROPERTY CORNER
	WOOD FENCE
	CHAINLINK FENCE
	MANHOLE

- NOTES:**
- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE COMPANY UNDER GF NO. 13002124.
  - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  - SUBJECT TO BUILDING LINE RESTRICTIONS PER H.C.C.F. NO. 2168064.
  - PIPELINE MARKER: CENTERPOINT PIPELINE GAS 1-800-227-8477.
  - BBO AREA IS WITHIN THE 10' UTILITY EASEMENT AS SHOWN.
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION OR ANY OTHER APPLICABLE JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON OR SAID OTHER JURISDICTION ORDINANCES.  
- BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT.

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA. LOCATED IN ZONE "X", AS PER MAP 48201C0855L, DATED: 6-18-07. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.	
LOT TRACT 1: THE WEST 98.52' OF LOT 4 & THE EAST 30' OF LOT 5 TRACT 2: 7373 SQ.FT. OF THE W. 95' OF LOT 5 (SEE METES & BOUNDS)	
SUBDIVISION GREENWOOD ADDITION	
RECORDATION VOL. 37, PG. 58, H.C.M.R.	
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 29th DAY OF APRIL, 2013.	
LENDER Co. -	
TITLE Co. OLD REPUBLIC TITLE COMPANY	
PURCHASER JAMES JOHNSON	
ADDRESS 4730 IVANHOE STREET HOUSTON, TEXAS	
MERIDIAN SURVEYING & MAPPING 1080 W. SAM HOUSTON PKWY., N., STE. 113 HOUSTON, TEXAS 77043 COPYRIGHT 2013 MERIDIAN SURVEYING & MAPPING. ALL RIGHTS RESERVED.	

**MERIDIAN SURVEYING & MAPPING**

TEL. (713) 722-7541 FAX (713) 722-7613

JOB No.	13-26482
G.F. No.	13002124
FIELD WORK	04-29-13 LH
DRAFTED BY	04-30-13 WJ
CHECKED BY	04-30-13 JB
KEY MAP	491V
REVISION	05-07-13 ADD TRACT 2
	05/21/13 CORRECT M&B / ADD B.L.

SCALE: 1" = 20'