

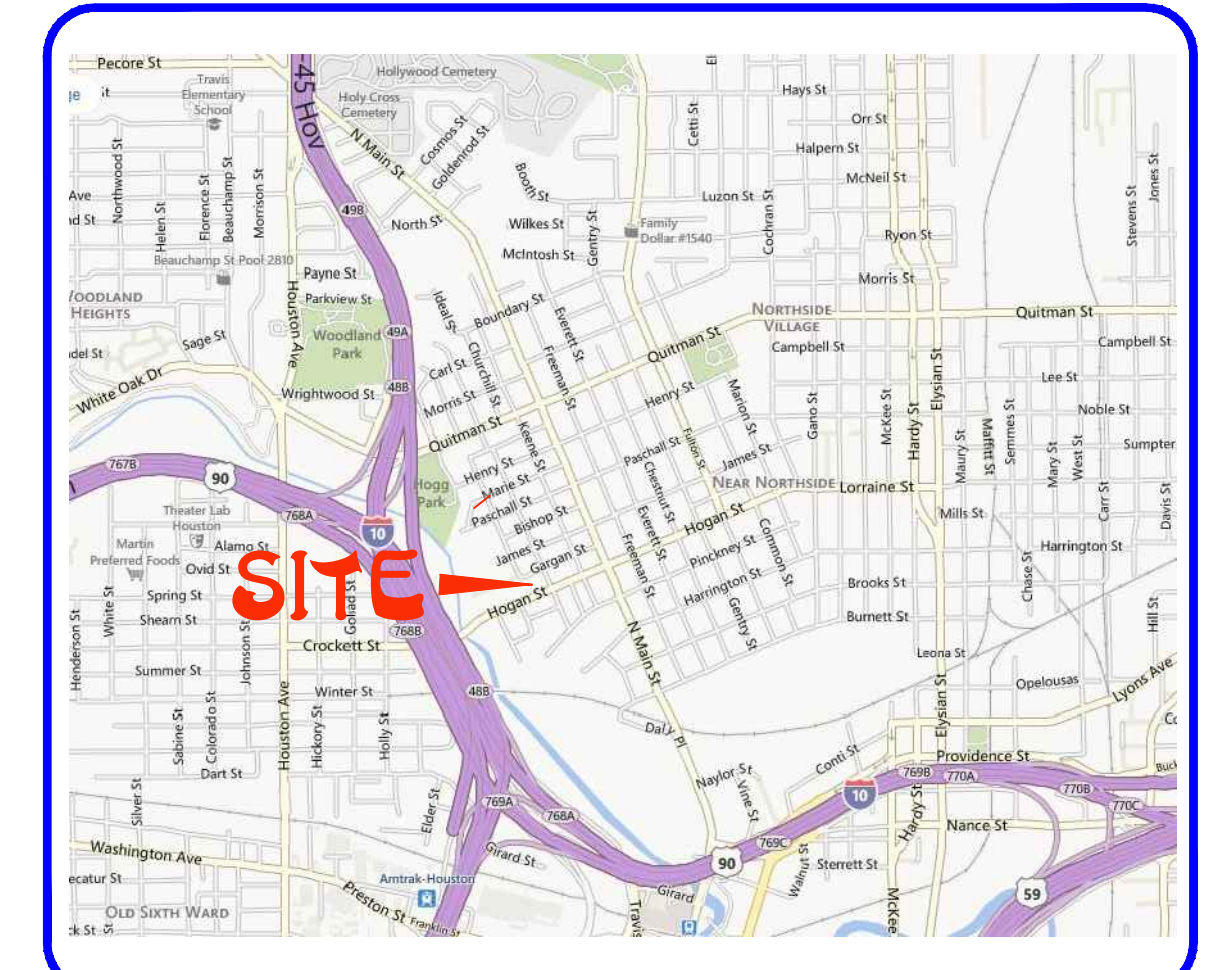
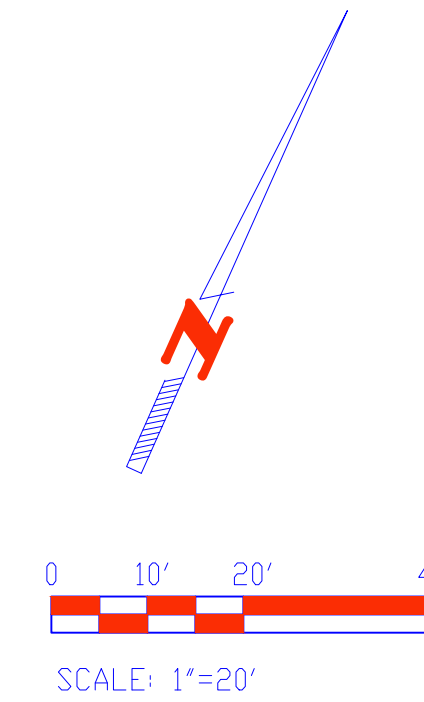


AERIAL or DIGITAL
NOT TO SCALE

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

ALLEN ADDITION
NSBB
VOL. 1, PG. 56, H.C.M.R.

GARGAN STREET
(40' R.O.W.)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
0.324 Acre (14,125 Square Feet)
Tract of Land

SURVEY of a 0.324 acre (14,125 S.F.) tract of land situated in the Survey, Abstract No. , Harris County, Texas, out of the Allen Addition, Section One, a subdivision recorded under Volume 1, Page 56 of the Harris County Map Records, said 0.324 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the apparent intersection of the Southerly line of Gargan Street (40' Right-of-Way) and the Westerly line of Fletcher Street (60' Right-of-Way); being the Northeast corner of a 0.196 acre tract as recorded under Harris County Clerk's File B351973

THENCE S 65° 31' 44" W, along the South right-of-way line of Gargan Street and the North line of the said 0.196 acre tract for a distance of 125.00 feet to a 1/2-inch iron rod with cap found at a common corner of said 0.196 acre tract with the POINT OF BEGINNING for Northeast corner of the herein described tract;

THENCE S 24° 28' 16" E, with the common line between the said 0.196 acre tract and the subject tract for a distance of 90.00 feet to the Southeast corner set a 5/8-inch iron rod with cap;

THENCE S 65° 31' 44" W, with a common line with Hagan Street Second Addition for a distance of 75.00 feet to a 5/8-inch iron rod set with cap;

THENCE N 24° 28' 16" W, with a common line with Hagan Street Second Addition for a distance of 35.00 feet to a 5/8-inch iron rod set with cap;

THENCE S 65° 31' 44" W, with a common line with Hagan Street Second Addition for a distance of 25.00 feet to a 5/8-inch iron rod set with cap;

THENCE S 24° 28' 16" E, with a common line with Hagan Street Second Addition for a distance of 25.00 feet to an 5/8-inch iron rod set with cap;

THENCE S 65° 31' 44" W, for a distance of 75.00 feet to a found 1-inch iron pipe with the Southwest corner of the herein described tract;

THENCE N 24° 28' 16" W, for a distance of 80.00 feet to a found 1/2-inch iron rod with cap for the Northwest corner of the herein described tract;

THENCE N 65° 31' 44" E for a distance of 175.00 feet to a found 1/2-inch iron rod with cap for the POINT OF BEGINNING and containing 0.324 acres (14,125 S.F.) of land.

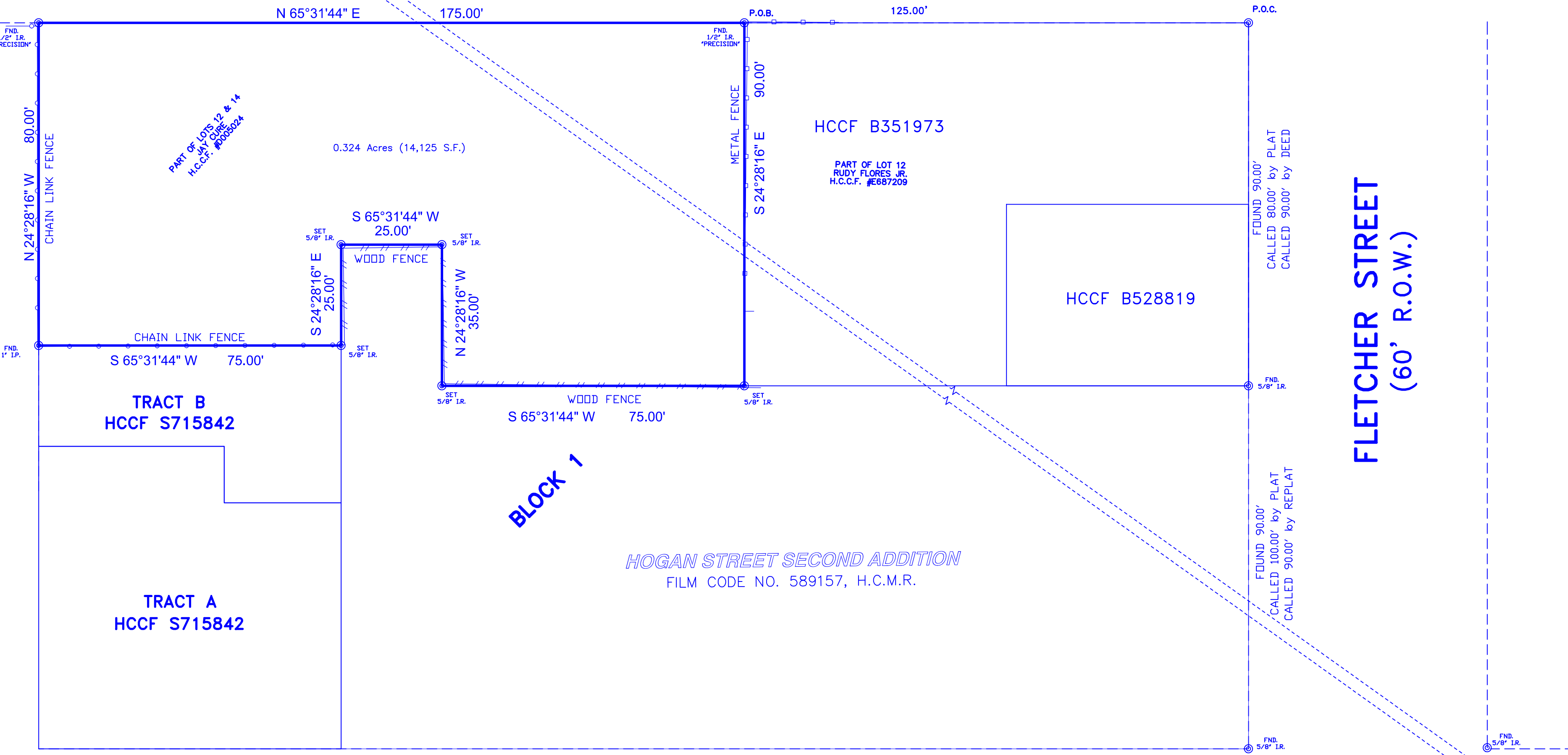
GENERAL NOTES:

- 1) Subject Parcel lies within the City of Houston or it's ETJ and therefore subject to building requirements and ordinances regarding use of said property, more specifically, but not limited to City of Houston ordinance No. 1999-262 regarding setback requirements and plotting regulations. Additional information may be found in the City of Houston building codes. Ultimate approval rests with the City of Houston Planning Commission.
- 2) Survey depicts only visible and apparent evidence of improvement and utility location. Location of Sub-surface utilities are beyond the scope of this survey unless otherwise noted.
- 3) The location, and existence of, utilities other than depicted on this survey, cannot be certified to. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
- 4) No observable evidence of site use as a solid waste dump, sump or landfill.
- 5) No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.
- 6) The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.
- 7) Bearings based on State Plane Coordinate System (South Central Zone) NAD 83'

LOT 15
BLOCK 43

BLOCK 1

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



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

LEGEND

AC	ACRES
B.L.	Building Line
CDNC	Concrete
F.C. NO.	Film Code Number
FND	Found
G.L.	Garage Building Line
GM	Gas Meter
GV	Gas Valve
H.C.C.F. NO.	Harris County Clerk's File Number
H.C.D.R.	Harris County Deed Records
H.C.M.R.	Harris County Map Records
IP	Iron Pipe
IR	Iron Rod
R.O.W.	Right of Way
SAN. MH	Sanitary Manhole
TBM	Temporary Benchmark
VOL. PG.	Volume, Page

BOUNDARY SURVEY
PART OF LOTS 12 & 14, BLOCK 43
ALLEN ADDITION
SECTION ONE

Harris County, Texas
VOLUME 1 PAGE 56, Harris County Map Records.

Date: 12-18-13
Field Work: PC
Drawn By: PC
Project No.: C1349

Prepared For:
ADAM BRACKMAN

Project Location:
GARGAN STREET

Key Map: 493G

FLOOD DATA
PROPERTY LIES WITHIN FLOOD ZONE "X"
ACCORDING TO F.L.R.M. MAP NO. 48010 0800L
DATED 6-18-07 BY GRAPHIC PLOTTING ONLY.
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

Surveyor has not abstracted subject property and has relied on Title Commitment from First American Title Insurance Co.
GF No. 131100729 Effective date: 11/27/2013
NOTES FROM SCHEDULE "B":

10e. Easement granted to the City of Houston by instrument dated February 14, 1902 and recorded in Volume 135 Page 394 of the Deed Records of Harris County, Texas



BOWDEN SURVEY
Professional Land Services
2223 PASO RELLO
Houston, Texas 77077
Phone: (281) 531-1900 Fax: (281) 531-4900