

**Notes:**

- The surveyor has relied upon the Commitment for Title Insurance issued by Old Republic National Title Insurance Company with an effective date of January 4, 2021 under OF No. 12909119 with regard to any recorded easement, rights-of-way, or building setbacks affecting the subject property. No additional research regarding the existence of easements, restrictions or other matters of record has been performed by the surveyor.
- The bearing basis shown hereon is the Texas Coordinate System of 1983, South Central Zone (4204).
- The described property is located within an area having a Zone Designation X—unshaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48201C0860, with a date of identification of June 18, 2007 for Community No. 480296, in Harris County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- SCHEDULE B ITEMS:

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):  
As set forth in instrument filed for record under Volume 182, Page 393 of the Deed Records and under Harris County Clerk's File No. N935795, P530899, P627780 and P636536. BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):  
a. Rights of parties in possession. (This exception may be modified or deleted upon physical inspection of the property by a member of the title company.) (Owner's Policy Only)

b. Terms and provisions of any and all leases, together with rights of Lessees thereunder  
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. (This exception will be deleted upon receipt and review of a satisfactory qualifying survey. The Company expressly reserves the right to take specific exception to any adverse matters reflected thereon.)

**METS AND BOUNDS DESCRIPTION**  
0.5550 ACRES  
HARRIS COUNTY, TEXAS  
March 12, 2021

All that certain 0.5550 acre tract of land being a portion of Lots 6, 7 and all of Lots 8 and 9, Block 25 of Hyde Park as recorded under Volume 1, Page 117 of the Map Records of Harris County, Texas and being situated in the Obelisk Smith Survey, Abstract No. 695, Harris County, Texas and being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204)

**BEGINNING** at a 5/8-inch iron rod with cap stamped "Benchmark Eng'r" set at the easternmost corner of Lot 6, Block 25 of Hyde Park and being situated in the southeasterly right-of-way line of Commonwealth Avenue (based on a width of 80-feet) as recorded under Volume 1, Page 117 of the Map Records of Harris County, Texas and the northwest right-of-way line of Indiana Avenue (based on a width of 50-feet) as recorded under Volume 1, Page 117 of the Map Records of Harris County, Texas;

**THENCE** South 59°37'31" West, along the northwest right-of-way line of said Indiana Avenue, for a distance of 87.92 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'r" set for corner at the southeast corner of Lot 2, Block 1 of Indiana Avenue Townhomes as recorded under Film Code No. 372110 of the Map Records of Harris County, Texas;

**THENCE** North 30°27'04" West, along the northeast line of said Lot 2, for a distance of 69.00 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'r" set for corner at the northernmost corner of said Lot 2;

**THENCE** South 59°37'31" West, along the northwest lines of Lots 1 and 2 of said Indiana Avenue Townhomes, for a distance of 47.92 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'r" set for corner at the westernmost corner of said Lot 1;

**THENCE** North 30°22'29" West, along the southwest line of said Lot 9, for a distance of 140.00 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'r" set for corner at the southeast right-of-way line of Welch Street (platted as Nebraska Avenue), as recorded under Volume 1, Page 117 of the Map Records of Harris County, Texas;

**THENCE** North 59°37'31" East, along the southeast right-of-way line of said Welch Street, for a distance of 135.00 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'r" set for corner at the intersection of the southeast right-of-way line of said Welch Street and the southeast right-of-way line of said Commonwealth Avenue;

**THENCE** South 30°22'29" East, along the southwest right-of-way line of said Commonwealth Avenue, for a distance of 200.00 feet to the **POINT OF BEGINNING** and containing a computed area of 0.5550 acres (24,178 square feet) of land.

**LEGEND:**

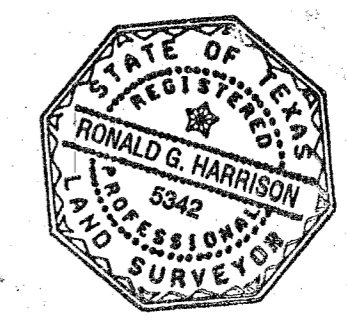
PP	POWER POLE
GA	GUY ANCHOR
TSP	TRAFFIC SIGNAL POLE
LTSTD	LIGHT STANDARD
GM	GAS METER
GV	GAS VALVE
MH	MANHOLE
GD	GRATE DRAIN
CO	CLEANOUT
EMP	ELECTRIC METER POLE
WM	WATER METER
FH	FIRE HYDRANT

TO: OWAIS DEVELOPMENT, LLC, ELLEN ENGLISH FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ESTIA TRUSTS ELLEN ENGLISH FAMILY, L.P. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT (2006 REVISED ELEVENTH EDITION) TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

DATED THIS 10TH DAY OF FEBRUARY, 2021.

*Ronald G. Harrison*  
RONALD G. HARRISON, R.P.L.S. (No. 5342)



**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors  
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**LAND TITLE SURVEY**

0.5550 ACRES OF LAND IN SIX TRACTS:

**TRACT 1**  
BEING THE EAST 50' BY 90' OF LOT 9, BLOCK 25 OF HYDE PARK RECORDED IN VOL. 1 AND PG. 117, H.C.M.R.

**TRACT 2**  
BEING THE EAST 50' BY 90' OF LOT 8, BLOCK 25 OF HYDE PARK RECORDED IN VOL. 1 AND PG. 117, H.C.M.R.

**TRACT 3**  
Parcel A  
5,150 SQ. FT. OF LAND DESCRIBED IN H.C.C.F. No. 0469826 BEING THE SOUTHEAST CORNER OF LOTS 6 & 7 OF BLOCK 25, HYDE PARK, RECORDED IN VOL. 1, PG. 117, H.C.M.R.

Parcel B (Easement Estate)  
A NON-EXCLUSIVE DRIVEWAY EASEMENT FILED UNDER H.C.C.F. No. 0469826, LOCATED IN LOT 7, BLOCK 25, HYDE PARK, RECORDED IN VOL. 1, PG. 117, H.C.M.R.

**TRACT 4**  
LOTS 6 & 7, HYDE PARK, RECORDED IN VOL. 1, PG. 117, H.C.M.R., SAVE & EXCEPT TRACT 3, PARCEL A.

**TRACT 5**  
THE WEST 45 FEET OF LOTS 8 & 9, HYDE PARK, RECORDED IN VOL. 1, PG. 117, H.C.M.R.

DRAWN BY: MHSJ    DATE: 02-10-2021    SCALE: 1"=20'  
CHECKED BY:    JOB No. 21012    SHEET No. 1 OF 1