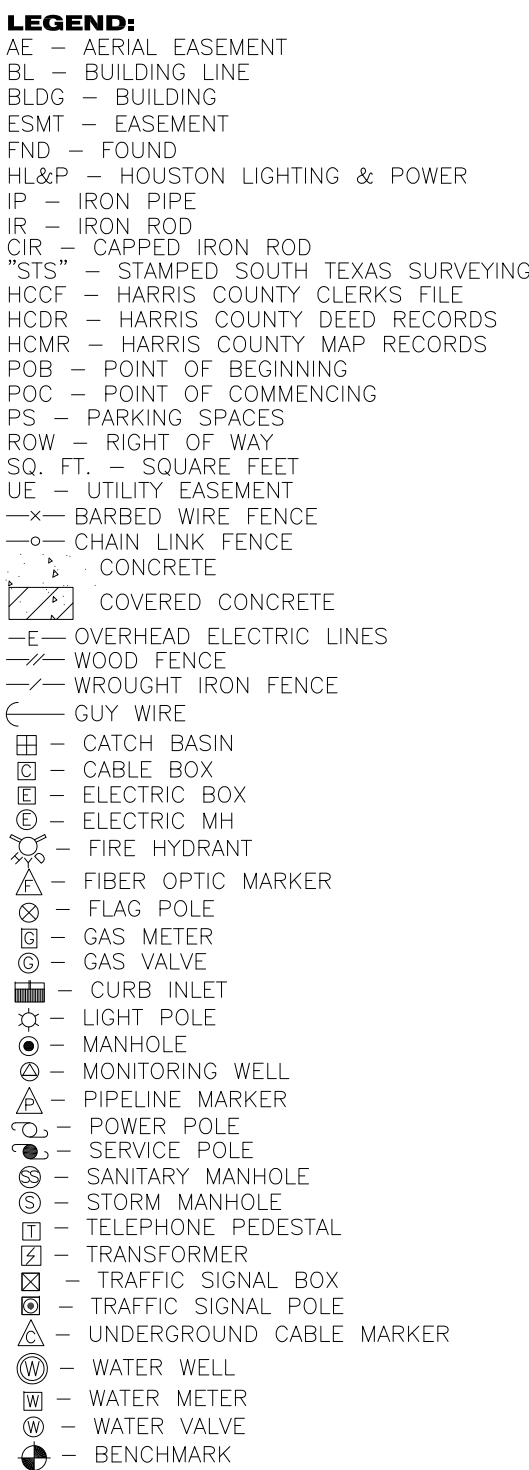




BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOD 18, NAD 83 WITH A BEARING OF N 02°13'48" W, ALONG THE EAST R.O.W. LINE OF NORTH FREEWAY.

2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED UNDER H.C.C.F. NO. RP-2018-547581.

3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

4. 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.

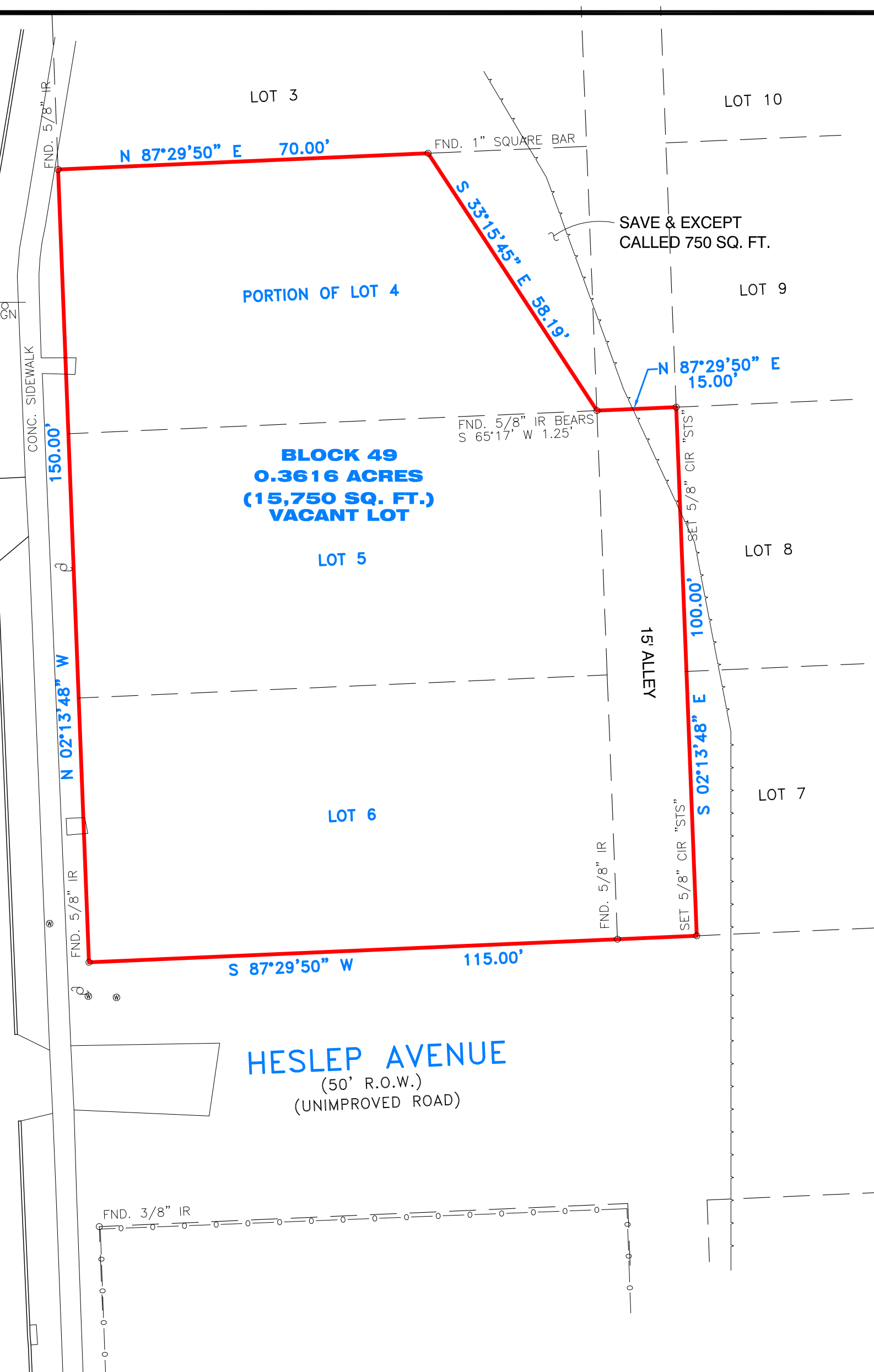
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC., REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.

7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PROPERTY LIES WITHIN FLOOD ZONE X & X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48201C 0690N, DATE 01-06-2017, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS:
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF _____ N/A _____ of _____ N/A _____

 Fred F. Lawton, Registered Professional Land Surveyor



LOTS FOUR (4), FIVE (5), SIX (6) IN BLOCK FORTY-NINE (49) OF BROKE SMITH SECOND ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS PLUS ALLEY ADJOINING EAST LINE OF LOTS FIVE (5) AND SIX (6), SAVE AND EXCEPT THAT PART OF LOT FOUR (4) AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 49 ON THE EAST LINE OF NORTH FREEWAY (DEVER STREET), SAID POINT BEING SOUTH 2 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 150 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF FENWICK AVENUE WITH THE EAST LINE OF DEVER STREET

THENCE NORTH 87 DEGREES 29 MINUTES 50 SECONDS EAST, AND WITH THE NORTH LINE OF LOT 4 A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE TRIANGULAR TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 87 DEGREES 29 MINUTES 50 SECONDS EAST A
DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT FOUR (4)

THENCE SOUTH 2 DEGREES 13 MINUTES 48 SECONDS EAST AND WITH THE
EAST LINE OF LOT FOUR (4) A DISTANCE OF 50.00 FEET TO ITS SOUTHEAST
CORNER

THENCE NORTH 33 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 58.19 FEET TO THE PLACE OF BEGINNING CONTAINING IN THIS PORTION OF LOT FOUR (4), 750 SQUARE FEET OF LAND, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM JULIA M TAUER TO THE STATE OF TEXAS FILED JULY 16, 1958 UNDER CLERK'S FILE NUMBER A-12963 IN THE OFFICE OF COUNTY CLERK OF HARRIS COUNTY, TEXAS

LOTS FOUR (4), FIVE (5), SIX (6) IN BLOCK FORTY-NINE (49) OF BROKE SMITH SECOND ADDITION, AN ADDITION IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS PLUS ALLEY ADJOINING EAST LINE OF LOTS FIVE (5) AND SIX (6), SAVE AND EXCEPT THAT PART OF LOT FOUR (4).

ADDRESS: 2636 NORTH FREEWAY
HOSUTON, TEXAS 77009

JOB NO.: 1131-26 SCALE: 1" = 20' DATE: 5-6-26



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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