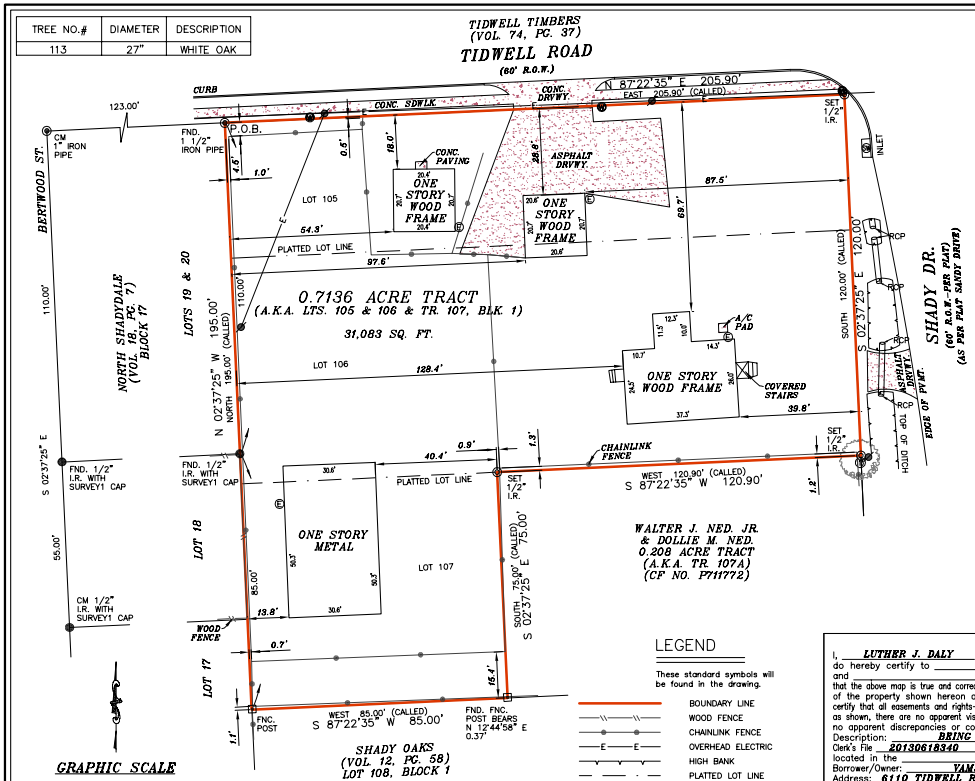
TREE NO.#	DIAMETER	DESCRIPTION
113	27"	WHITE OAK



County: Harris
Job No.: 2503047273

Being a 0.7136 acre tract of land located in the Andrew Daly Survey, A-239, Harris County, Texas; said 0.7136 acre tract being all of Lots 105, 106 and portion 107, Block 1, of Shady Oaks, a subdivision recorded in Volume 12, Page 58, of the Map Records of Harris County (M.R.H.C.), Texas; Texas; said 0.7136 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at 1.5-inch iron pipe found on the south right-of-way line of Tidwell Road (80 feet wide) for the northwest corner of said Lot 105, Block 1 and the northeast corner of Lot 20, Block 17, of North Shadydale, a subdivision recorded in Volume 18, Page 7, of the Map Records of Harris County,Texas;

THENCE, North 87 degrees 22 minutes 35 seconds East, a distance of 205.90 feet, with the north line of said Lot 105 and the south right-of-way line of said Tidwell Road, to a 1/2-inch iron rod with cap stamped "OSC" set for the northeast corner of said Lot 105, at the intersection of the south right-of-way line of said Tidwell Road and the west right-of-way line of Shady Drive (60 feet wide);

THENCE, South 02 degrees 37 minutes 25 seconds East, a distance of 120.00 feet, with the east line of said Lots 105 & 106, and the west right-of-way line of said Shady Drive, to a 1/2-inch iron rod with cap stamped "OSC" set for the common east corner of Lot 106 and 107, Block 1, of said Shady Oaks subdivision and the northeast corner of a called 0.208-acre tract out of said Lot 107, Block 1, conveyed to the Walter J. Ned JR. & Dollie M. Ned, in File Number P711772, of the Official Public Records of Real Property, Harris County (O.P.R.R.PH.C.);

THENCE, South 87 degrees 22 minutes 35 seconds West, a distance of 120.90 feet,with the common line of said Lot 106, and Lot 107, and the north line of said 0.208 -acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for an interior corner of the herein described tract and the northwest corner of said 0.208-acre tract;

THENCE, South 02 degrees 37 minutes 25 seconds East, a distance of 75.00 feet, with an easterly line of herein described tract, crossing said Lot 107, to the common line of Lots 107 and 108 of said Shady Oaks subdivision for the southerly southeast corner of the herein described tract and the southwest corner of said 0.208-acre tract from which a fence post bears N12°44'58"E, 0.37';

THENCE, South 87 degrees 22 minutes 35 seconds West, a distance of 85.00 feet, with the common line of said Lot 107 and Lot 108 of said Shady Oaks subdivision, to a fence post on the east line of Lot 17, Block 17, of said North Shadydale, for common west corner of said Lot 107 and Lot 108;

THENCE, North 02 degrees 37 minutes 25 seconds West, a distance of 195.00 feet, with the west line of said Lots 105, 106 and 107, and the east line of said North Shadydale subdivision, passing a found 1/2-inch iron rod with cap stamped SURVEY1 at 85.00 feet, continuing to the **POINT OF BEGINNING** and containing 0.7136 acres of land.

GRAPHIC SCALE

0' 30' 60'

FLOOD INFORMATION
FIRM: 48201C PANEL: 0685 L
REV. DATE: 06/18/2007
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3016925-00361 ISSUED ON 03/20/25.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- HIGH BANK
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND METAL PIPE
- FENCE POST
- WATER METER
- ELECTRIC METER
- POWER POLE
- STORMWATER MANHOLE
- WATER VALVE
- TREES AS LABELED
- CM CONTROL MONUMENT

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and --
that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 0.7136 ACRE PARCEL OF LAND, recorded in Clerk's File 2013061834O, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the ANDREW DALY SURVEY, A-239
Borrower/Owner: YAMSHI KIATHAM AND GLORIA ILOCHONWU
Address: 6110 TIDWELL RD., HOUSTON, TX 77016. GF No. 3016925-00361

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 12, PAGE 58, MAP RECORDS, HARRIS COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY

JOB NO.:	2503047273	NO.	REVISION	DATE
DATE:	03/18/25			
DRAWN BY:	PD/CP			
APPROVED BY:	LJD			

STATE OF TEXAS REGISTERED LUTHER J. DALY 6150 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

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