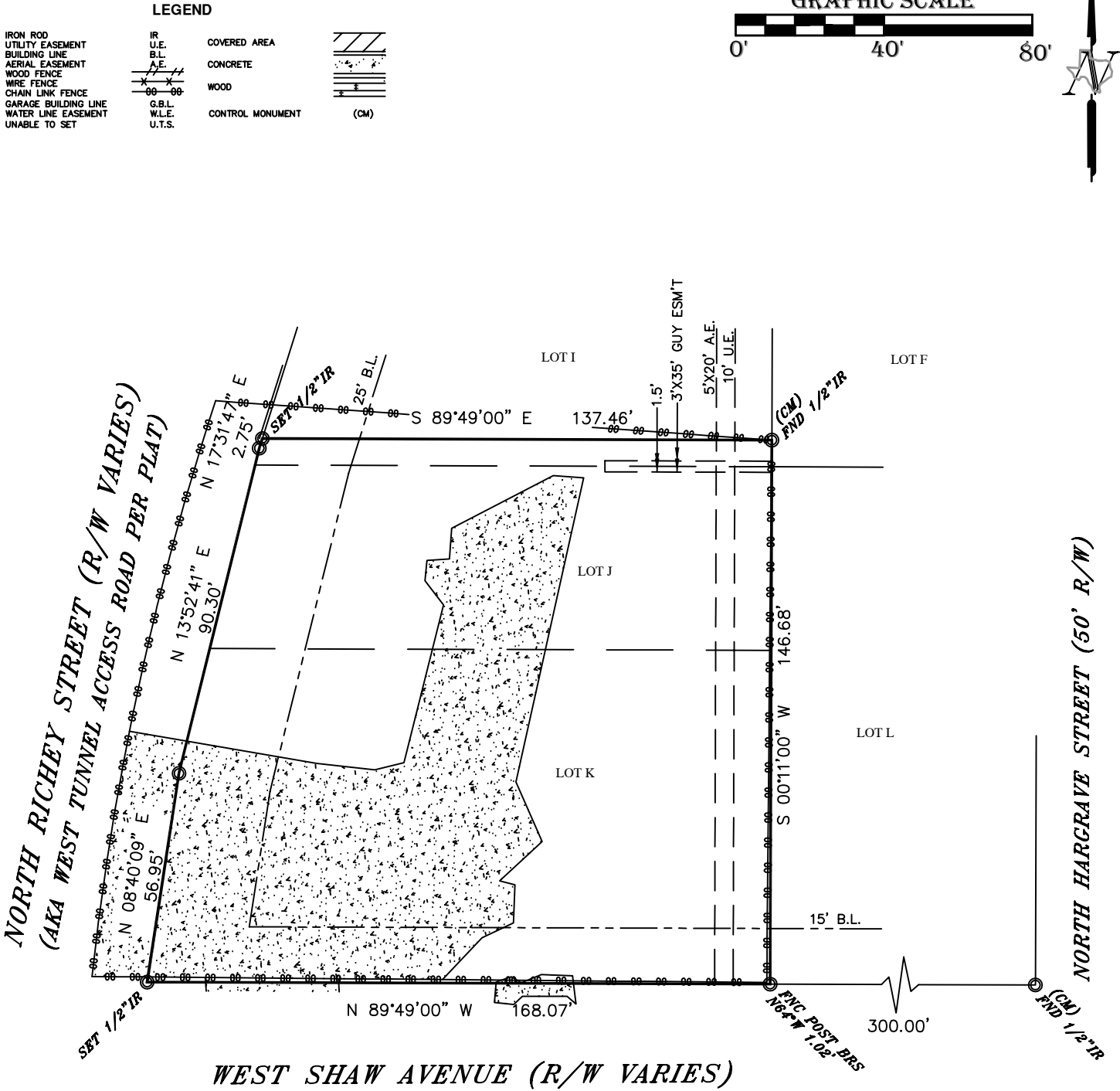


ADDRESS: 0 NORTH RICHEY STREET, PASADENA, TX 77506



LEGAL DESCRIPTION

All that certain tract and parcel of land consisting of a portion of Lot "T" and all of Lots "J" and "K", in CARMELLA TERRACE, a Subdivision in the City of Pasadena, in Harris County, Texas, as shown on a Map or a Replat of certain Lots in said Carmella Terrace Subdivision which is recorded in Volume 55, Page 2 of the Map Records of Harris County, Texas, which Map was filed for record in the office of the County Clerk of Harris County, Texas, on May 15, 1957 under County Clerk's File No. 1753215, the tract herein described being more particularly described by metes and bounds as attached.



ELEVATION EXPRESS LAND SURVEYS

FIRM NO. 10191800

WWW.ELEVATIONEXPRESSLANDSURVEYS.COM

1450 W. GRAND PARKWAY SOUTH

SUITE G-158

KATY, TX 77494

281-674-5685



George maliakkal

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BUYER ROYAL MANAGEMENT GROUP LLC
JOB# 2504031
GF# 112519098
DATE 4-11-2025

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204, UNLESS OTHERWISE NOTED.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY, NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.
-OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREA, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD ELEVATION EXPRESS LAND SURVEY BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for HARRIS COUNTY, Dated 05-02-2019, Map No. 48201C 0905N, the property described lies within "ZONE AE" of the 100 yr. flood. Flood information is based on graphic plotting only due to inheret inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:
0 NORTH RICHEY STREET, PASADENA, TX 77506

FIELD NOTES

JOB# 2504032

METES & BOUNDS:

Exhibit "A"

All that certain tract and parcel of land consisting of a portion of Lot "I" and all of Lots "J" and "K", in CARMELLA TERRACE, a Subdivision in the City of Pasadena, in Harris County, Texas, as shown on a Map or a Replat of certain Lots in said Carmella Terrace Subdivision which is recorded in Volume 55, Page 2 of the Map Records of Harris County, Texas, which Map was filed for record in the office of the County Clerk of Harris County, Texas, on May 15, 1957 under County Clerk's File No. 1753215, the tract herein described being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod set in the intersection of the North line of West Shaw Avenue with the East line of North Richey Street (AKA West Tunnel Access Road), said point being also the Southwest corner of said Lot "K" and the Southwest corner of the tract herein described;

THENCE in a Northeasterly direction along the East line of West Tunnel Access Road by the following courses and distances: North 8° 40' 09" East 56.95 feet, North 13° 52' 41" East 90.30 feet, and North 17° 31' 47" East 2.75 feet to a ½ inch iron rod set for corner in the West line of said Lot "I" and the Northwest corner of this tract;

THENCE South 89° 49' 00" East, a distance of 137.46 feet to a ½ inch iron rod found for the Northeast corner of this tract in the east line of said Lot "I";

THENCE South 0° 11' 00" West along the East line of each Lots "I", "J" and "K", a distance of 146.68 feet to a point from which a metal fence is North 64° West, a distance of 1.02 feet from the Southeast corner of this tract in the North line of West Shaw Avenue, said point being also the Southwest corner of Lot "L" and the Southeast corner of Lot "K" of said Subdivision;

THENCE North 89° 49' 00" West along the North line of West Shaw Avenue and the South line of Lot "K" a distance of 168.07 feet to the PLACE OF BEGINNING; together with all improvements thereof.



George maliakkal

DATE:4-11-2025
George Joseph Maliakkal
Elevation Express Land Surveys
Firm #10191800

