

ABBREVIATIONS LEGEND

- ASPH ASPHALT
BLDG BUILDING
(CM) CONTROL MONUMENT
CM CREPE MYRTLE
CONC CONCRETE
DOC. DOCUMENT
E ELM TREE
ESMT. EASEMENT
EX EXISTING
F.C. FILM CODE
FL FLOWLINE
FNC FENCE
FND FOUND
G GUTTER
HB HACKBERRY TREE
H.C.C.F. HARRIS COUNTY CLERK'S FILE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.M.R. HARRIS COUNTY MAP RECORDS
IP IRON PIPE
IR IRON ROD
NO. NUMBER
O OAK TREE
PA PALM TREE
P PINE TREE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
SAN SANITARY SEWER
SQ. SQUARE FEET
STM STORM SEWER
TC TOP OF CURB
TG TOP OF GRATE
VOL. PG. VOLUME AND PAGE
W/ WITH
WICAP WITH PLASTIC CAP STAMPED "BCG"
WCS WITH PLASTIC CAP STAMPED
SET IR SET 1/2" IR WITH PLASTIC CAP STAMPED "BCG"

SYMBOLS LEGEND

- CREPE MYRTLE
FIRE HYDRANT
GUY ANCHOR
E INLET
LIGHT STANDARD
MAILBOX
POST
SANITARY SEWER MANHOLE
SHRUB
SIGN
2 POST SIGN
STORM SEWER MANHOLE
TELEPHONE PULLBOX
TEMPORARY BENCHMARK
UTILITY POLE
WATER METER
WATER VALVE

BENCHMARK

FLOODPLAIN R.M. NO. 050205
Brass Disk stamped "E115 BM-03" located at the intersection of Bolin Road and Brickhouse Gulley on the northbound side of road.
ELEVATION=70.26 feet NAVD88
TEMPORARY BENCHMARKS:
TBM-98
BOX with "X" cut on Headwall, approximately 22 feet east of the southeast corner of the subject tract.
ELEVATION = 69.09 feet
TBM-99
BOX with "X" cut on nose of median, approximately 48 feet southeast of the southwest corner of the subject tract.
ELEVATION = 67.41 feet

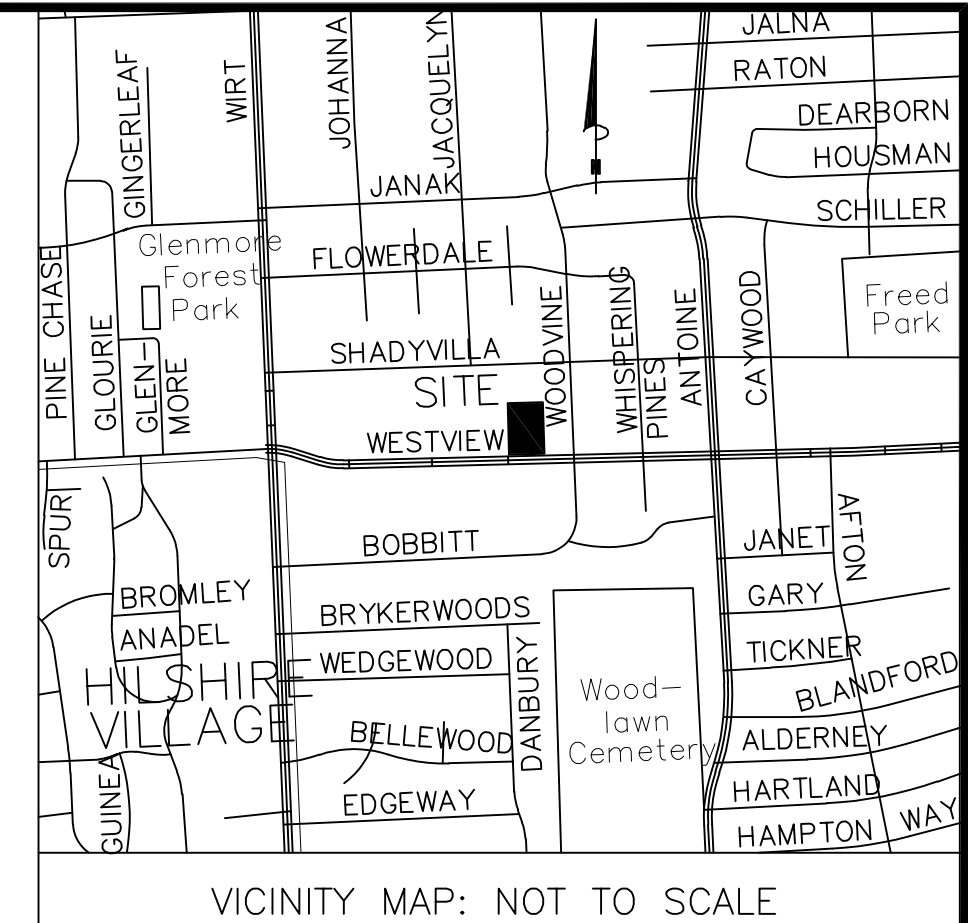
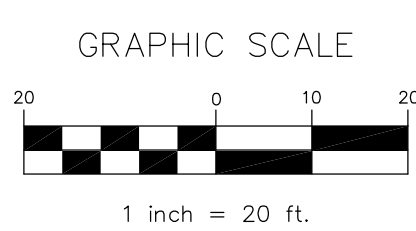
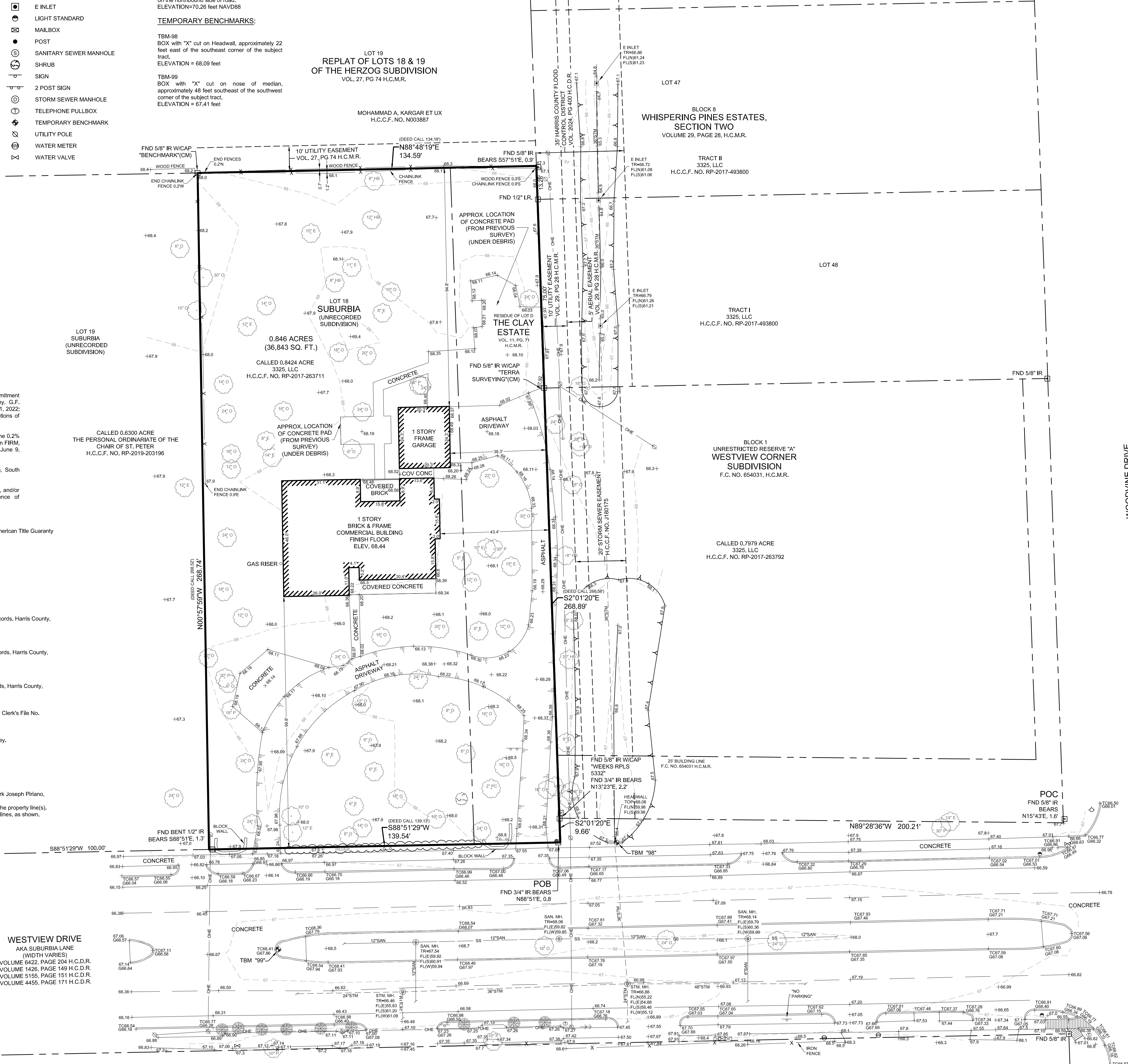
- NOTES:
1. This survey reflects boundary and easement information as per a commitment for title insurance issued by First American Title Insurance Company, G.F. Number 2736440-HO43, effective date April 21, 2022, and issued June 1, 2022; no additional research regarding the existence of easements or restrictions of record has been performed by Bowman Consulting Group.
2. This tract lies in Zone "X" (unshaded), designated as "Areas outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRI, Map Number 48201C065M latest available published revision dated June 3, 2014.
3. Bearings are based on the Texas State Plane Coordinate System, South Central Zone
4. Underground utilities as shown hereon are derived from field surveys, and/or record drawings. Contractor to verify actual location and existence of underground utilities prior to construction.

TITLE COMMITMENT NOTE:
Schedule B Items per a commitment for title insurance issued by First American Title Guaranty Company, GF No. 2736440-HO43, issued June 1, 2022; Item 1 thru 9 - Standard exceptions, affect (not plotable).

- 10a Intentionally deleted.
10b thru 10c - Standard exceptions, affect (not plotable).
10d Intentionally deleted.
10e Intentionally deleted.
10f Easement: Right of Way
Recorded: January 26, 1946 in Volume 1426, Page 149, of the Deed Records, Harris County, Texas.
Affects vague in nature, (not plotable).
10g Easement:
Recorded: August 09, 1961 in Volume 4455, Page 171, of the Deed Records, Harris County, Texas.
Affects as shown hereon.
10h Easement:
Recorded: June 14, 1963 in Volume 5155, Page 151, of the Deed Records, Harris County, Texas.
Affects as shown hereon.
10i Release of Easement recorded on October 20, 2015 under County Clerk's File No. 2015047937, Official Public Records, Harris County, Texas.
Affects not plotable.
10j thru 10k Mineral rights were not included within the scope of this survey.
10l Intentionally deleted
10m Standard exceptions, affect (not plotable).
10n Inclusion within SPRING BRANCH MGT DIST.

10o Matters as disclosed by the examination of survey prepared by Mark Joseph Piriano, R.P.L.S. #5778, Dated May 5, 2022.
1) Encroachment or protrusion of fences and block walls along and over the property line(s).
2) Asphalt driveway and paved concrete area meanders across property lines, as shown.
3) Utility meters and utilities maintenance equipment, as shown.

WESTVIEW DRIVE
AKA SUBURBIA LANE
(WIDTH VARIES)
VOLUME 6422, PAGE 204 H.C.D.R.
VOLUME 1426, PAGE 149 H.C.D.R.
VOLUME 5155, PAGE 151 H.C.D.R.
VOLUME 4455, PAGE 171 H.C.D.R.



METES AND BOUNDS DESCRIPTION
0.846 ACRE (36,843 SQUARE FEET)
A. EWING SURVEY, A-245
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 0.846 acre (36,843 square feet) of land situated in the A. Ewing Survey, Abstract Number 369, Harris County, Texas, and being out of and a part of Lot 18 Suburbia an unrecorded subdivision, also out of and a part of Lot D the City Estate, a subdivision recorded by plat at Volume 11, Page 71 of the Harris County Map Records, and all of a called 0.8424 acre tract conveyed to 3325, LLC under Harris County Clerk's File Number RP-2017-263711; said 0.846 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas State Plane Coordinate System, South Central Zone):

COMMENCING the intersection of the west right-of-way line of Woodvine Drive (60 foot wide) as recorded at Volume 29, Page 28 of the Harris County Map Records, with the north right-of-way line of Westview Drive also known as Suburbia Lane (width varies) as recorded in Volume 6422, Page 204, Volume 1426, Page 149, Volume 5155, Page 151, and Volume 4455, Page 171 of the Harris County Deed Records, from which a found 5/8-inch iron rod bears North 15°43' East, 1.8 feet;

THENCE North 89°28'36" West, along the north right-of-way line of said Westview Drive, a distance of 200.21 feet to a 5/8-inch iron rod with plastic cap stamped "WEEKS RPLS 5332" found in the east line of the herein described tract marking the southwest corner Block 1, Unrestricted Reserve "A" of Westview Corner Subdivision, a subdivision recorded by plat under Film Code 654031 of the Harris County Map Records;

THENCE South 02°01'20" East, along the east line of the herein described tract, a distance 9.66 feet to the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE South 88°51'29" West, along the north right-of-way line of said Westview Drive, a distance of 139.54 feet (deed call 139.13 feet), to a point for the southeast corner of Lot 19 of said Suburbia, being the same as a called 0.6300 acre tract conveyed by deed to the Personal Ordinarate of the Chair of Saint Peter under Harris County Clerk's File Number RP-2019-203196 and the southwest corner of the herein described tract from which a Bent 1/2-inch iron rod bears 1.3 feet;

THENCE North 00°57'59" West, departing the north right-of-way line of said Westview Drive and along the east line of said Lot 19, a distance of 268.74 feet (deed call 268.52) to a 5/8-inch iron rod with plastic cap stamped "Benchmark" found in the south line of Lot 19, Replat of Lots 18 & 19 of the Herzog Subdivision recorded in Volume 27 Page 74 of the Harris County Map Records as conveyed to Mohammad A. Kargar Et Ux by deed under Harris County Clerk's File Number N003887 marking the northeast corner of said Lot 19 of Suburbia and the northwest corner of the herein described tract;

THENCE North 88°48'19" East, along the south line of said Replat of Lots 18 & 19 of the Herzog Subdivision, a distance of 134.59 feet (deed call 134.15 feet) to a point in the west line of Lot 47, Block 8 of Whispering Pines Estates, Section Two, a subdivision recorded by plat at Volume 29, Page 28 of the Harris County Map Records, for the southeast corner northeast corner of the herein described tract, from which a 5/8-inch iron rod bears South 57°51' East, 0.9 feet;

THENCE South 02°01'20" East, along the west line of said Block 8 of Whispering Pines Estates, Section Two and said Westview Corner, a distance of 88.28 feet pass a 5/8-inch iron rod with plastic cap stamped "Terra Surveying", continuing in all 268.89 feet (deed call 268.58 feet) the POINT OF BEGINNING and containing 0.846 acre (36,843 feet) of land.

To: 7702 Westview, LLC
First American Title Guaranty Company
3325, LLC, A TEXAS LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
The fieldwork was completed on: May 5, 2022.

Date of Plat or Map: May 9, 2022

Professional seal for Mark Joseph Piriano, Registered Professional Land Surveyor, Texas Registration No. 5778.

Table with 4 columns: REV. NO., NEW TITLE COMMITMENT DESCRIPTION, DATE, M.P. APP.

BOUNDARY AND TOPOGRAPHICAL SURVEY OF
0.846 ACRES (36,843 SQUARE FEET)
A. EWING SURVEY, ABSTRACT NO. 245
HARRIS COUNTY, TEXAS

Bowman CONSULTING GROUP
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HOUSTON, TEXAS, 77008
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T.B.P.E.L.S. FIRM NO. 10194283

Table with 3 columns: DRAWN BY: WES, CHECKED BY: MJP, APPROVED BY: MJP; SCALE: 1"=20'; FIELD BOOK: H22-004; KEY MAP: 451X; PROJECT No. 091080-01-002; SHEET 1 OF 1