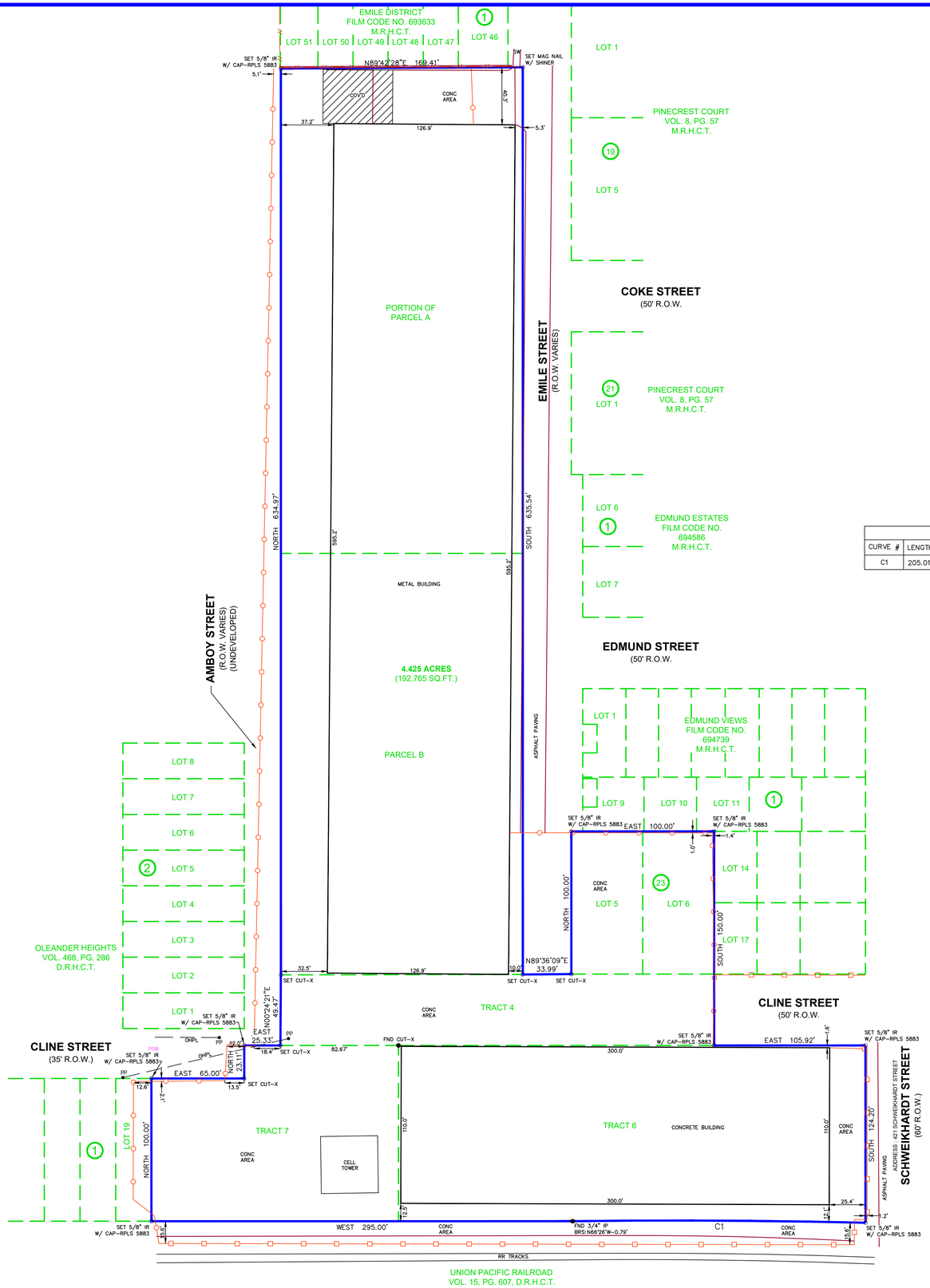

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	205.01'	5754.58'	N89°41'43"W	205.00'

N

W E

S

0 20 40

1 INCH = 40 FEET
GRAPHIC SCALE
(IN FEET)

RRR SURVEYING

RRR SURVEYING
16322 HILLSIDE GARDEN LANE,
HOUSTON, TEXAS, 77084
RPLS # 5883
RRR@RODREESE.COM
FIRM/LICENSE NO. 10194615

PROPERTY DESCRIPTION

BOUNDARY SURVEY FOR:

BEING 4.425-ACRES (192,765 SQUARE FEET) TRACT OF LAND SITUATED IN THE HARRIS AND WILSON SURVEY, ABSTRACT NO. 32, IN HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 5 AND 6, BLOCK 23, OF PINECREST COURT, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HARRIS COUNTY, TEXAS (M.R.H.C.T.), A PORTION OF PARCEL A, AND ALL OF PARCEL B, TRACT 4, TRACT 6 AND TRACT 7 RECORDED IN HARRIS COUNTY CLERK'S FILE NO. (H.C.C.F. NO.) T514560, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 4.425-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CLINE STREET (35 FEET WIDE) MARKING THE NORTHEAST CORNER OF LOT 19, BLOCK 1, OF OLEANDER HEIGHTS, RECORDED IN VOLUME 468, PAGE 286, DEED RECORDS, HARRIS COUNTY, TEXAS (D.R.H.C.T.), THE WESTERLY-MOST NORTHWEST CORNER OF SAID TRACT 7, AND THE WESTERLY-MOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, WITH THE NORTH R.O.W. LINE OF AFOREMENTIONED CLINE STREET, A DISTANCE OF 65.00 FEET TO A CUT-X SET IN THE EAST LINE OF AFOREMENTIONED OLEANDER HEIGHTS, MARKING AN ANGLE POINT OF AFOREMENTIONED TRACT 7, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, WITH THE EAST LINE OF AFOREMENTIONED OLEANDER HEIGHTS, A DISTANCE OF 23.11 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN THE WEST R.O.W. LINE OF AMBOY STREET (UNDEVELOPED WIDTH VARIES), MARKING THE NORTHWEST CORNER OF AFOREMENTIONED TRACT 7, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 43°23' EAST 0.49 FEET;

THENCE EAST, WITH THE SOUTH R.O.W. LINE OF AFOREMENTIONED AMBOY STREET, A DISTANCE OF 25.33 FEET TO A CUT-X SET IN THE EAST LINE OF AFOREMENTIONED AMBOY STREET, MARKING THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT 4, THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL B, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°24'21" EAST, WITH THE EAST R.O.W. LINE OF AFOREMENTIONED AMBOY STREET, A DISTANCE OF 49.47 FEET TO A CUT-X SET THE EAST R.O.W. LINE OF AFOREMENTIONED AMBOY STREET, MARKING THE NORTHWEST CORNER OF AFOREMENTIONED TRACT 4, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, WITH THE EAST LINE OF AFOREMENTIONED AMBOY STREET, AND THE WEST LINE OF AFOREMENTIONED PARCEL B AND PARCEL A, A DISTANCE OF 634.97 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN THE EAST LINE OF AFOREMENTIONED AMBOY STREET, MARKING THE SOUTHWEST CORNER OF LOT 51, BLOCK 1, OF EMILE DISTRICT, RECORDED UNDER FILM CODE NO. 693633, M.R.H.C.T., AND THE NORTHERLY-MOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°42'28" EAST, WITH THE SOUTH LINE OF AFOREMENTIONED EMILE DISTRICT, A DISTANCE OF 169.41 FEET TO A MAG NAIL WITH SHINER SET THE WEST R.O.W LINE OF EMILE STREET (WIDTH VARIES), MARKING THE NORTHERLY-MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, WITH THE WEST R.O.W. LINE OF AFOREMENTIONED EMILE STREET, A DISTANCE OF 635.54 FEET TO A CUT-X SET IN THE WEST R.O.W. LINE OF AFOREMENTIONED EMILE STREET, MARKING THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL B, AND AN INTERIOR ANGLE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°36'09" EAST, WITH THE NORTH LINE OF AFOREMENTIONED TRACT 4, A DISTANCE OF 33.99 FEET TO A CUT-X SET IN THE EAST R.O.W. LINE OF AFOREMENTIONED EMILE STREET, MARKING THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 5, BLOCK 23, AND AN INTERIOR ANGLE OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH, WITH THE EAST R.O.W. LINE OF AFOREMENTIONED EMILE STREET, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET FOR THE NORTHWEST CORNER OF AFOREMENTIONED LOT 5, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, WITH THE NORTH LINE OF AFOREMENTIONED LOT 5 AND LOT 6, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN A SOUTH LINE OF EDMUND VIEWS, RECORDED UNDER FILM CODE NO. 694739, M.R.H.C.T., MARKING THE NORTHWEST CORNER OF LOT 14, BLOCK 1, OF AFOREMENTIONED EDMUND VIEWS, THE NORTHEAST CORNER OF AFOREMENTIONED LOT 6, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, WITH THE WEST LINE OF AFOREMENTIONED LOT 14 A DISTANCE OF 150.00 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN THE SOUTH R.O.W. LINE OF CLINE STREET (50 FEET WIDE), MARKING THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 4, AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, WITH THE SOUTH R.O.W. LINE OF AFOREMENTIONED CLINE STREET, A DISTANCE OF 105.92 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN THE WEST R.O.W. LINE OF SCHWEIKHARDT STREET (60 FEET WIDE), MARKING THE NORTHEAST CORNER OF AFOREMENTIONED TRACT 6, AND THE SOUTHERLY-MOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, WITH THE WEST R.O.W. LINE OF AFOREMENTIONED SCHWEIKHARDT STREET, A DISTANCE OF 124.20 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET IN THE WEST R.O.W. LINE OF AFOREMENTIONED SCHWEIKHARDT STREET, AND THE NORTH LINE OF UNION PACIFIC RAILROAD, RECORDED IN VOLUME 15, PAGE 607, D.R.H.C.T., MARKING THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 6, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE (C1) ALONG A CURVE TO THE LEFT WITH THE NORTH LINE OF AFOREMENTIONED UNION PACIFIC RAILROAD, HAVING A CURVE LENGTH OF 205.01 FEET, A RADIUS OF 5754.58 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89°41'43" WEST, 205.00 FEET TO THE END OF AFOREMENTIONED CURVE, FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS NORTH 66°26' WEST 0.79 FEET;

THENCE WEST, WITH THE NORTH LINE OF AFOREMENTIONED UNION PACIFIC RAILROAD, A DISTANCE OF 295.00 FEET TO A 5/8-INCH IRON ROD WITH CAP (RPLS 5883) SET, MARKING THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 19, THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT 7, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, WITH THE EAST LINE OF AFOREMENTIONED LOT 19, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.425-ACRES (192,765 SQUARE FEET) MORE OR LESS.

I, RODRIC R. REESE, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND , IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

RODRIC R. REESE REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS
REGISTRATION No. 5883

ADDRESS: 421 SCHWEIKHARDT STREET, HOUSTON, TEXAS 77020
PURCHASER: -
LENDER: -
TITLE COMPANY: -
GF#: -
DRAFTER: 09-04-25/RR
CHECKER: 09-05-25/RRR
FIELD CREW: 09-02-25/CR
KEY MAP #: 494K

NOTE

1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
4.)THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
5.)THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6.) ALL BEARINGS ARE BASED ON OLEANDER HEIGHTS PLAT, RECORDED IN VOLUME 468, PAGE 286, OF THE DEED RECORDS OF HARRIS COUNTY,TEXAS.
7.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

LEGEND

COVD = COVERED
PP = POWERPOLE
CONC= CONCRETE
OHPL = OVERHEAD POWER LINES
EOA = EDGE OF ASPHALT
-/- = CHAIN LINK FENCE
I.P.= IRON PIPE
I.R.= IRON ROD
FND = FOUND
-□- = IRON FENCE
-//- = WOOD FENCE
SW = SIDEWALK
= CONCRETE/ASPHALT/BRICK/TILE
= ADJOINER LINE
= BOUNDARY LINE

NOTE

-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
-SURVEY IS BASED ON TITLE COMMITMENT LISTED-
-ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN-
-THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS-
BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

FLOOD INFORMATION

* THIS TRACT OR LOT - IS NOT - IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE " X " AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480296 , MAP No. 48201C , PANEL No. 0660N , DATED 01-06-17 .

* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BENCHMARK

REVISION No.	REVISION DATE	DESCRIPTION OF REVISION
3	-	-
2	-	-
1	-	-