

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	329.77'	90.65'	90.37'	N 28°14'30" E	15°45'00"

LINE	BEARING	DISTANCE
L1	N 20°22'00" E	61.71'



Marc A Larson  
281-851-9455

METES AND BOUNDS  
0.735 ACRE PARCEL  
LOCATED IN THE  
S.M. WILLIAMS SURVEY,  
ABSTRACT 87,  
HARRIS COUNTY, TEXAS

Being a 0.735 acre parcel of land (Tract 11) situated in the S.M. Williams Survey, Abstract 87, Harris county, Texas, and being the same property as described in deed recorded in Harris County Clerk's File 20070458750, with the basis of bearings being said deed, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set with plastic cap at the intersection of the southern right of way of Rusk Avenue (50' R.O.W.) and the western right of way of South 66th Street (60' R.O.W.) marking the northeast corner of the herein described parcel;

**THENCE**, South 20°22'00" West, a distance of 151.22 feet along the western right of way of South 66th Street to a 1/2" iron rod set with plastic cap for the northeast corner of the called 0.737 acres as recorded in H.C.C.F. S776194, and making the southeast corner of the herein described parcel;

**THENCE**, North 69°38'00" West, a distance of 214.00 feet along the northern line of the called 0.737 acres to a point for corner in the southeastern line of a 17' Strip being called Tract R30, unable to set rod in encroaching building (consent to encroachment recorded in H.C.C.F. W363302), for the northwest corner of the called 0.737 acres, and marking the southwest corner of the herein described parcel;

**THENCE**, North 20°22'00" East, a distance of 61.71 feet along the eastern line of said 17' strip to a point for corner, unable to set rod in encroaching building (consent to encroachment recorded in H.C.C.F. W363302), marking an angle point in the western line of the herein described parcel;

**THENCE**, along the eastern line of said 17' strip and a curve to the right having a radius of 329.77 feet, an arc length of 90.65 feet, and a chord bearing North 28°14'30" East, a distance of 90.37 feet to a 1/2" iron rod set with plastic cap in the southern line of Rusk Avenue for the northeast corner of said 17' strip, and marking the northwest corner of the herein described parcel;

**THENCE**, South 69°38'00" East, a distance of 201.62 feet along the southern right of way of Rusk Avenue back to the **POINT OF BEGINNING** and containing 0.735 acres of land.

### LEGEND

These standard symbols will be found in the drawing.

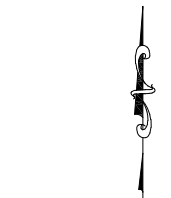
- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- METAL FENCE
- SET 1/2" IRON ROD
- FOUND IRON ROD
- PROPERTY CORNER
- POWER POLE
- CONTROL MONUMENT

**NOTE:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

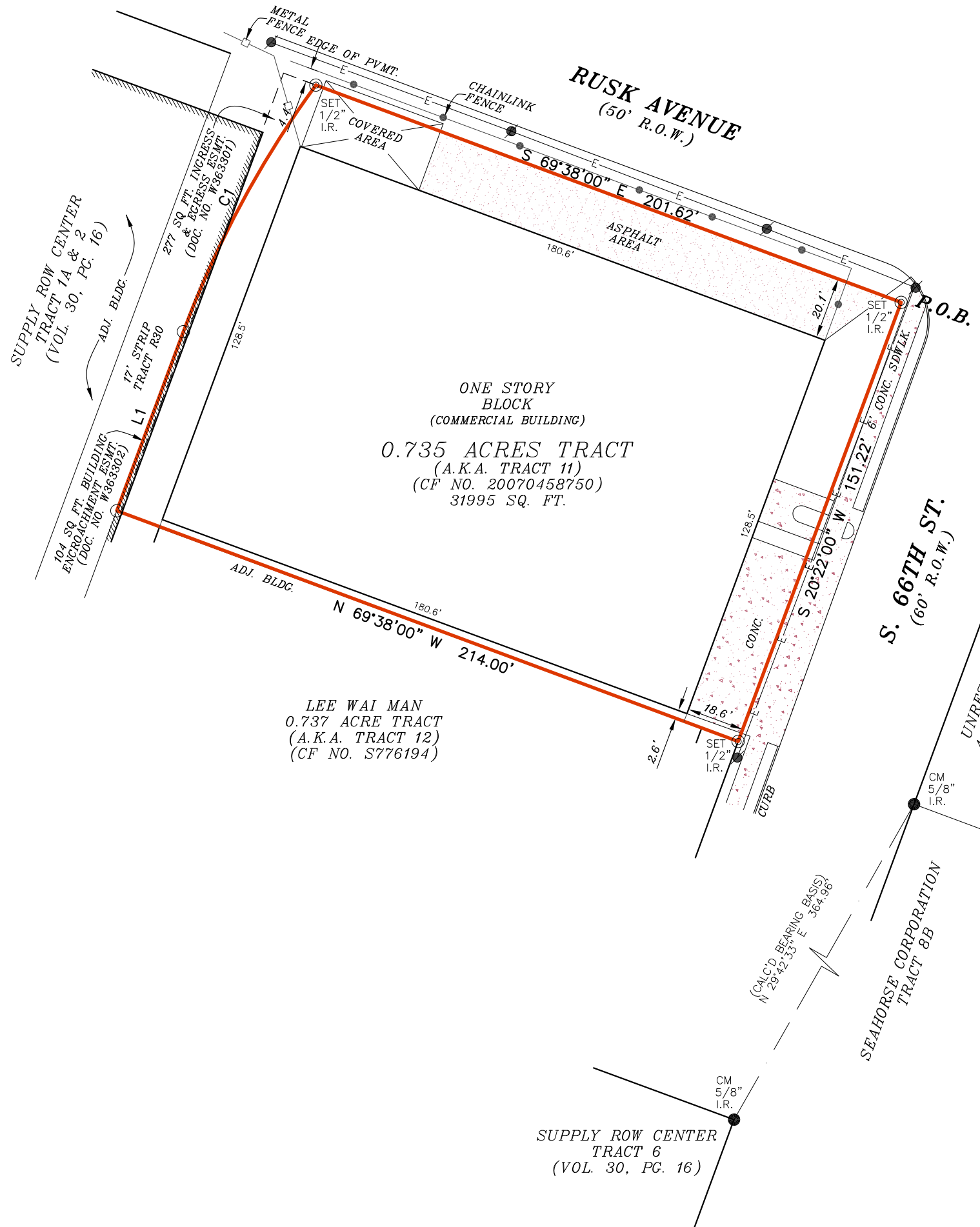
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. 191225-JK ISSUED ON 09/23/2019.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0885 N  
REV. DATE: 05/02/2019  
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.



### GRAPHIC SCALE



I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to RIVERWAY TITLE 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 0.735 ACRE PARCEL OF LAND recorded in Clerk's File 20070458750, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the S. M. WILLIAMS SURVEY, A-87

Borrower: FLAMINGOS VINTAGE KILO

Address: 320 S. 66TH ST., HOUSTON, TX 77011 GF No. 191225-JK

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK FILE NO. W363301, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS CLERK FILE NO. W363302, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	1910017324	NO.	REVISION
DATE:	10/07/19		
DRAWN BY:	MN		
APPROVED BY:	DEK		



FIRM REGISTRATION NO. 10190700  
DAVID E. KING, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
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**Overland Consortium Inc.**  
**Surveyors**  
Tel: 281-940-8869 Fax: 281-207-6476  
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212