

BOUNDARY
SURVEY
1918078
1918078

CALLLED NORTH ONE-HALF
(N 1/2) OF LOT 354
SHADYACRES EXTENSION NO. 3
VOL. 8, PG. 28 H.C.M.R.
H.C.C.F. NO. 20130113753

CALLLED NORTHWEST ONE-FOURTH
(N.W. 1/4) OF LOT 353
SHADYACRES EXTENSION NO. 3
VOL. 8, PG. 28 H.C.M.R.
H.C.C.F. NOS. M331120 AND
S845481

CALLLED NORTHEAST 1/4
OF LOT 353
SHADYACRES EXTENSION NO. 3
VOL. 8, PG. 28 H.C.M.R.
TRACT 3
H.C.C.F. NO. S264927

CALLLED WEST 1/2 OF THE
NORTHWEST 1/4 OF LOT 352
SHADYACRES EXTENSION NO. 3
VOL. 8, PG. 28 H.C.M.R.
TRACT 3
H.C.C.F. NO. S264927

CALLLED SOUTH ONE-HALF (S 1/2)
OF THE WEST ONE-HALF (W 1/2)
OF LOT 354
SHADYACRES EXTENSION NO. 3
VOL. 8, PG. 28 H.C.M.R.
H.C.C.F. NO. X889650

LOTS 1,2,3,4,5,6,7, AND 8
BLOCK 1, PARK ON 17TH STREET
FILM CODE NO. 578097; H.C.M.R.
VACANT LAND

CALLLED 0.8054 ACRES
OUT OF LOT 352
SHADYACRES EXTENSION NO. 3
VOL. 8, PG. 28 H.C.M.R.
H.C.C.F. NO. S535994

±217.80' TO BEALL STREET
60' RIGHT-OF-WAY
VOL. 8, PG. 28; H.C.M.R.

FNC. POST FND.
AT CORNER

EDGE OF PAVEMENT

WEST 17TH STREET
70' RIGHT-OF-WAY
VOL. 8, P. 28; H.C.M.R.

50' D.E. AS SHOWN ON PLAT
D. EASEMENT: TO THE PUBLIC
COUNTY CLERK'S FILE NO. Y290520,
O.P.R.H.C.T.

H. TERMS, CONDITIONS AND
STIPULATIONS IN THE AGREEMENT:
RECORDED: APRIL 27, 2005, IN
COUNTY CLERK'S FILE NO. Y424391,
O.P.R.H.C.T.

TYPE: COMMON AREA AGREEMENT
I. SUBJECT TO THE TERMS,
CONDITIONS AND STIPULATIONS AS
SET OUT AND BEING MORE FULLY
DESCRIBED IN CITY
OF HOUSTON ORDINANCE NO.
85-1878, RECORDED IN COUNTY
CLERK'S FILE NO. N253886,
O.P.R.H.C.T.

ANY COVENANTS, CONDITIONS OR
RESTRICTIONS, IF ANY, APPEARING IN
VOLUME 8, PAGE 28, AND FILM CODE
NO. 578097, MAP AND/OR PLAT
RECORDS, AND VOLUME 1437, PAGE
441; VOLUME 2160, PAGE 81, AND
VOLUME 2656, PAGE 359, DEED
RECORDS, HARRIS COUNTY, TEXAS.
O.P.R.H.C.T.

MINERAL INTERESTS NOT ADDRESSED
BY SURVEY.

THE FOLLOWING ITEMS AS SHOWN
ON THE DRAWING, UNLESS NOTED
OTHERWISE, ARE TAKEN FROM THE
RECORDED PLAT:

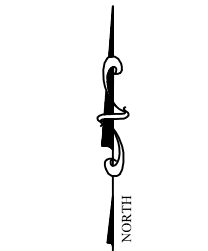
5' B.L.- ANY FENCE OR WALL UP TO
8' HIGH SHALL BE LOCATED AT
LEAST 2' FROM THE PROPERTY LINE
ALONG THE COLLECTOR STREET OR
LOCAL STREET. THIS AREA SHALL
BE PLANTED AND MAINTAINED WITH
LANDSCAPING.

16' SHARED DRIVEWAY
4' G.B.L. (GARAGE BUILDING LINE)

VEHICULAR ACCESS TO EACH LOT IS
PROVIDED BY A SHARED DRIVEWAY
ONLY.

BUILDING COVERAGE IS LIMITED TO
60% OF THE AREA OF EACH LOT.

ALL SET IRON RODS BEAR A
YELLOW PLASTIC CAP MARKED
"1ST AMER 4053785800"
IRF = IRON ROD FOUND
IRS = IRON ROD SET



GRAPHIC SCALE
0 10' 20'
1" = 20'

ADDRESS
0 WEST 17TH STREET
HOUSTON, TEXAS 77008

LEGAL DESCRIPTION: (AS FURNISHED)

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 1, PARK ON 17TH STREET, A
SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
FILM CODE NO. 578097, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: PER RECORDED PLAT. ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED.

CONTROLLING MONUMENTS: A 5/8" IRF FOR THE NE CORNER OF SUBJECT TRACT AND A 5/8" IRF FOR THE SE CORNER OF EAST ADJOINER TRACT.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

**RESIDENTIAL
LAND SERVICES**
1700 S. Broadway, Building E.
Moore, OK 73160
FAX: (800) 954-0759
PHONE: (405) 378-5800
WWW.RLSNOW.COM



First American
Title Company

SeeMyNewHome!



SURVEYOR FILE NUMBER: 14-04-0291

THE SURVEYING COMPANY:
RESIDENTIAL LAND SERVICES CERTIFIES
THE ACCURACY AND SUFFICIENCY OF THE SURVEY
PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE COMPANY
STREAMLINE FUNDING
NEAT HOME INVESTORS, LLC

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS,
UNDERGROUND IMPROVEMENTS,
FOUNDATIONS AND/OR OTHER
UNDERGROUND STRUCTURES WERE NOT
LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE
IN OBTAINING TITLE INSURANCE AND
FINANCING AND SHOULD NOT BE USED FOR
CONSTRUCTION PURPOSES.

3. THE SURVEYOR DID NOT ABSTRACT THE
SUBJECT PROPERTY. THIS SURVEY IS
BASED ON DOCUMENTATION PROVIDED BY
THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE
AND BENEFIT OF THE PARTIES LISTED HEREON.
LIABILITY TO THIRD PARTIES MAY NOT BE
TRANSFERRED OR ASSIGNED.

LEGEND
LP = LIGHT POLE
UP = UTILITY POLE
GM = GAS METER
GV = GAS VALVE
WM = WATER VALVE
FH = FIRE HYDRANT
EM = ELECTRIC METER
IV = IRRIGATION VALVE
MH = MANHOLE

OVERHEAD UTILITY
IRON FENCE
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
BUILDING LINE
EASEMENT LINE
ADJOINING PROPERTY LINE
CONCRETE

(FOR INFORMATION PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM
PREPARED BY CORLOGIC FLOOD SERVICES ON 04-24-14,
THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN
FLOOD ZONE "A5" PER FIRM PANEL NUMBER 48501C, 06/01L.

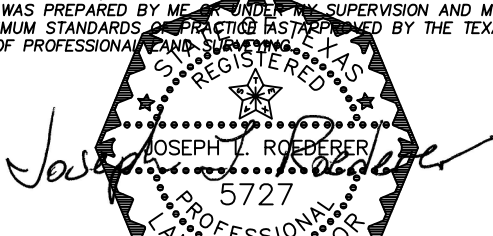
LAST REVISION DATE OF 06-18-07. THIS SURVEYOR MAKES NO GUARANTEES
AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A.
AGENT SHOULD BE CONTACTED FOR VERIFICATION.

FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rlsnow.com - (405) 378-5800
Firm No.: 11112800

FORM 6.7TX

SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT
HEREON WAS PREPARED BY ME UNDER MY SUPERVISION AND MEETS
THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE TEXAS
BOARD OF PROFESSIONAL LAND SURVEYORS.

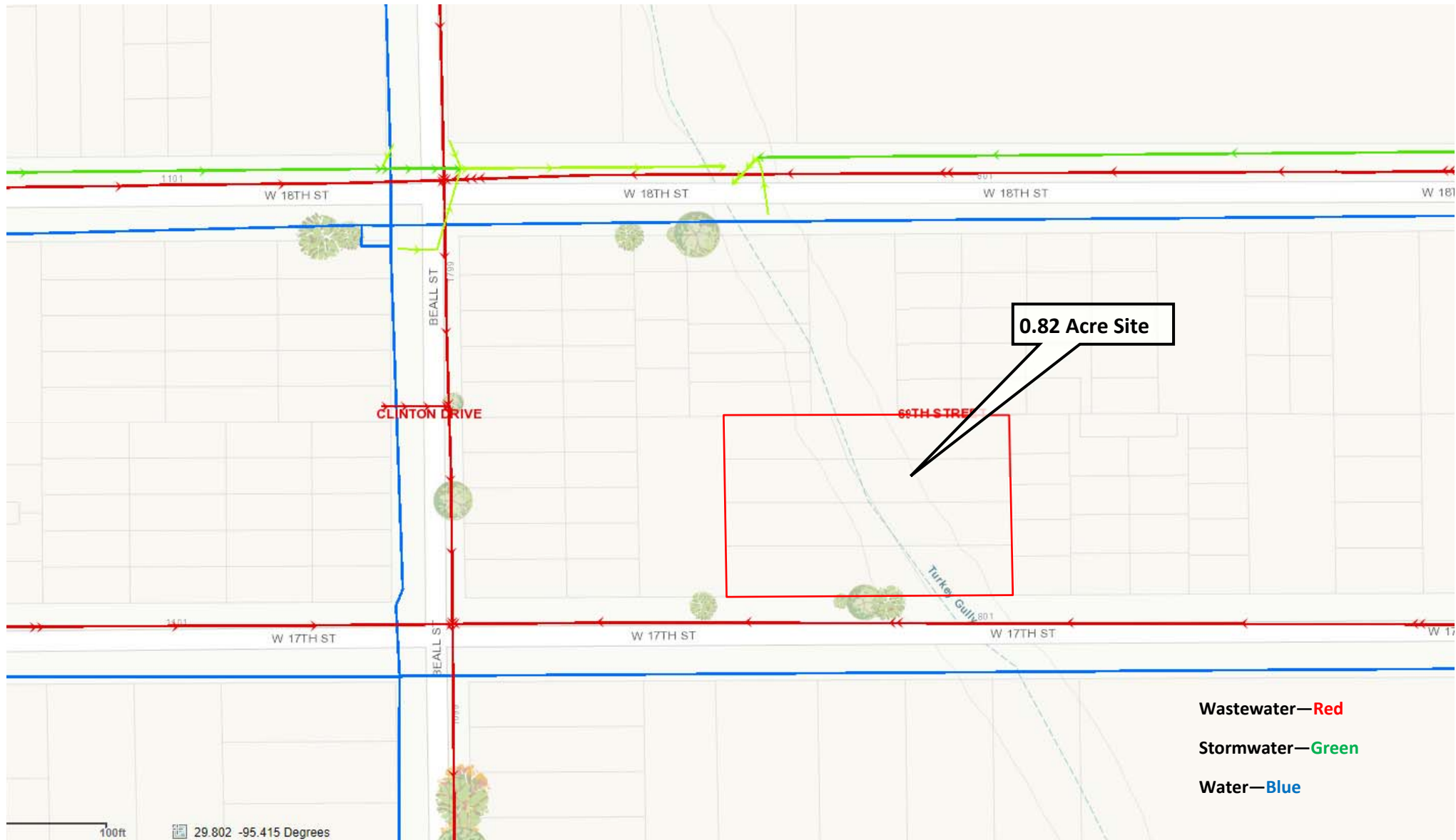


SURVEYOR: JOSEPH L. ROEDERER DATE: 04-29-14

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE REVISION DATE REVISION

Reviewed & Accepted by: _____ Date: _____ / _____ Date: _____





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Chodrow Realty Advisors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alan Chodrow	391428	achodrow@chodrowrealty.com	(832)741-7553
Designated Broker of Firm	License No.	Email	Phone
Eric Rozelle	551185	eric@chodrowrealty.com	(832)212-3051
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Chodrow Realty Advisors, 3336 Richmond, Suite 302 Houston TX 77098
Alan Chodrow

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 713.630.0606 Fax: 713.630.0680

Houston

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