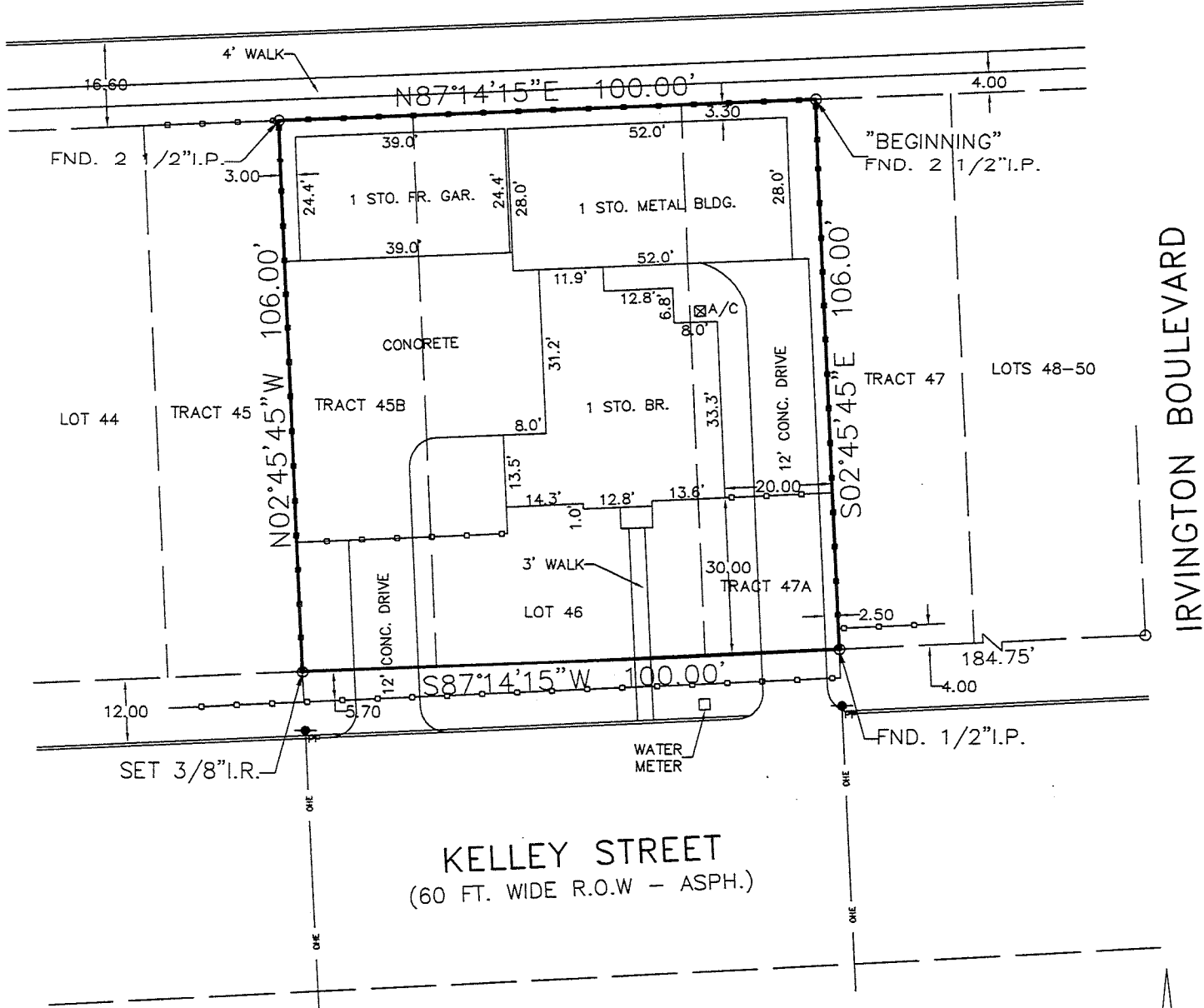


NORTH LOOP 610
(FEEDER - CONC.)



IRVINGTON BOULEVARD

KELLEY STREET
(60 FT. WIDE R.O.W - ASPH.)



BOUNDARY LAND TITLE SURVEY

SCALE: 1" = 30'

NOTES:
1) BEARINGS REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM (SOUTH CENTRAL ZONE).
2) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY, THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT PREPARED BY RIVERWAY TITLE COMPANY, G.F. NO. 181057-JK.

FLOOD INFORMATION
*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480296 MAP No. 48201C PANEL No. 0580L DATED 06/18/2007

PROPERTY DESCRIPTION:
0.2433 ACRE OR 10,600.00 SQUARE FEET BEING LOT 46 & TRACTS 45B & 47A, BLOCK 2 OF LINDALE PARK, SECTION 1 a subdivision in HARRIS COUNTY, TEXAS, according to the map or plat thereof recorded in Volume 998, Page 251 of the Deed Records of HARRIS COUNTY, TEXAS.

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

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.

ADDRESS: 709 KELLEY STREET, HOUSTON, TEXAS 7709
OWNER(S):

REVISION #	REVISION DESCRIPTION
DATE	NOVEMBER 15, 2019
TITLE CO.	RIVERWAY TITLE
GF#	181057-JK
CLIENT#	
DRAFTING	MCKINLEY COMPANY
FIELD	B.S.
KEY MAP	
P.T.S. JOB #	
SCALE	1" = 30'
BUILDER	

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON. SPEC. CAT. 1A, COND. II.

SURVEYOR:
THE JEAN MCKINLEY CO., INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

Charles A. McKinley
CHARLES A. MCKINLEY
R.P.L.S. NO. 1184
STATE OF TEXAS



METES AND BOUNDS DESCRIPTION OF 0.2433 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 0.2433 ACRE BEING ALL OF LOT 46 AND BEING TRACTS 45B AND 47A, BLOCK 2 OF LINDALE PARK, SECTION 1 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 251 OF THE DEED RECORDS OF HARRIS COUNTY SAID 0.2433 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 2 ½ inch iron pipe found at a fence corner marking the Northeast corner of the herein described 0.2433 acre tract, the Northeast corner of Tract 47A, the Northwest corner of Tract 47 in the South right-of-way line of North Loop 610 Feeder;

THENCE South 02 degrees 45 minutes 45 seconds East with a fence line and the division line between Tracts 47 and 47A a distance of 106.00 ft. to a ½ inch iron pipe found at the Southeast corner of the herein described tract, the Southwest corner of Tract 47 in the North right-of-way line of Kelley Street (60 ft. right-of-way) whence a point at the intersection of the North right-of-way line of Kelley Street and the West right-of-way line of Irvington Boulevard bears South 87 degrees 14 minutes 15 seconds West-184.75 ft.;

THENCE South 87 degrees 14 minutes 15 seconds West with the North right-of-way line of said Kelley Street a distance of 100.00 ft. to a 3/8 inch iron rod set at the Southwest corner of the herein described tract, the Southwest corner of Tract 45B and the Southeast corner of Tract 45 at a fence corner;

THENCE North 02 degrees 45 minutes 45 seconds West with a fence line and the division line between Tracts 45 and 45B a distance of 106.00 ft. to a 2 ½ in iron pipe found at the Northwest corner of the herein described tract, the Northeast corner of Tract 45 in the South right-of-way line of North Loop 610 Feeder;

THENCE North 87 degrees 14 minutes 15 seconds East with the South right-of-way line of said North Loop 610 Feeder a distance of 100.00 ft. to the PLACE OF BEGINNING and containing 0.2433 acre of land.