

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	73.25'	242.55	17°18'15"	S 07°00'30" E
				72.98'

LEGEND:

- AE - AERIAL EASEMENT
BL - BUILDING LINE
BLDG - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
HCOF - HARRIS COUNTY CLERKS' FILE
HCDR - HARRIS COUNTY DEED RECORDS
HCMR - HARRIS COUNTY MAP RECORDS
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
X - BARBED WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
COVERED CONCRETE
E - OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK



VICINITY MAP
NOT TO SCALE

ENCROACHMENTS

- THERE IS AN EXISTING CHAIN LINK FENCE ALONG THE SOUTH SIDE OF THE PROPERTY INSIDE THE PROPERTY SHOWN.
- THERE IS PAVING FROM THE ADJOINING TRACT TO THE SOUTH THAT EXTENDS INTO THE SUBJECT TRACT.

NOTES:

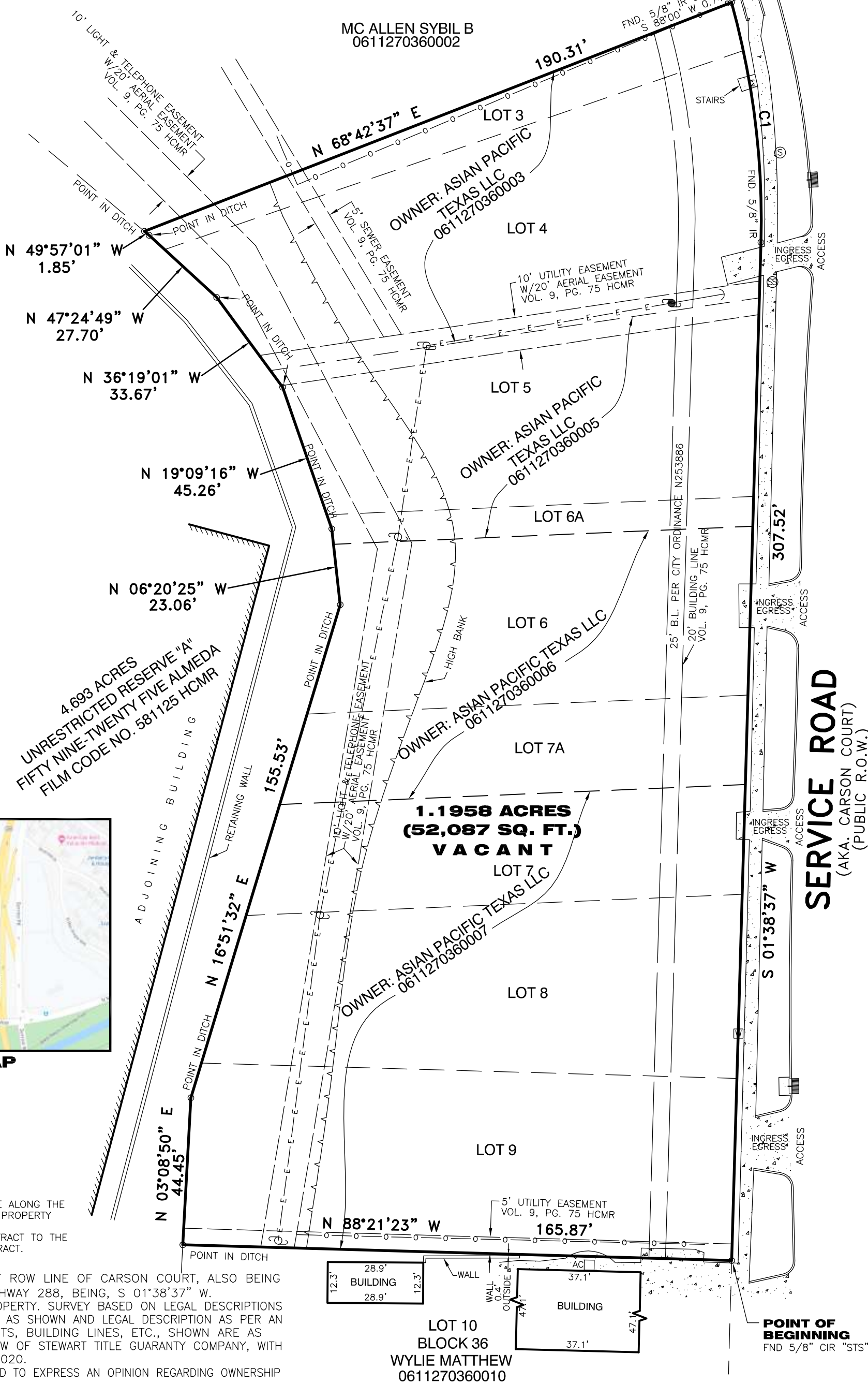
- BASIS OF BEARING IS THE WEST ROW LINE OF CARSON COURT, ALSO BEING THE WEST ROW LINE OF STATE HIGHWAY 288, BEING, S 01°38'37" W.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 19-397049-BW OF STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE JANUARY 23, 2020.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.
- TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT. THERE IS NO ZONING IN THE CITY OF HOUSTON. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTERA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE #85-1878, PERTAINING TO AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886. THIS ORDINANCE AMENDED BY ORDINANCE NO. #1999-262. TERMS, CONDITIONS AND PROVISIONS OF THAT ORDINANCE #89-1312 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO.(S) M337573. THERE IS AN EXISTING 20 FEET BUILDING SETBACK SHOWN AND THE INTENT IS TO KEEP A 20' BUILDING SETBACK FOR DEVELOPMENT, BASED ON THE SITE PLAN THERE ARE NO HEIGHT OR FLOOR SPACE RESTRICTIONS.
- (TABLE A ITEM 16) THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- (TABLE A ITEM 18) SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMINING LOCATION OF WETLANDS AREAS.

* - 100 YEAR BFE

PROPERTY LIES WITHIN FLOOD ZONE AE (BFE:39.2'), ACCORDING TO F.I.R.M. MAP NO. 48201C 0860L, DATE 06-18-2007, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

MACGREGOR WAY
VOL. 747, PG. 42, H.C.D.R.
(PUBLIC R.O.W. VARIES)
S 61°51'01" E 241.53'



(S.H. 288)
(PUBLIC RIGHT-OF-WAY VARIES)

LEGAL DESCRIPTION

BEING A PART OF LOT THREE (3) AND ALL OF LOTS 4, 5, 6, 7, 8, AND 9 IN BLOCK THIRTY-SIX (36) OF RIVERSIDE TERRACE, SECTION SIX (6), AN ADDITION TO THE CITY OF HOUSTON IN HARRIS COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; BEING MORE FULLY DESCRIBED AS FOLLOWS: (BASIS BEARING IS THE WEST RIGHT-OF-WAY LINE OF CARSON COURT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288, BEING SOUTH 01 DEGREES 38 MINUTES 37 SECONDS WEST);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND IN THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288), BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING THE NORTHEAST CORNER OF LOT TEN (10) AND SOUTHEAST CORNER OF LOT NINE (9), BLOCK THIRTY-SIX (36) OF RIVERSIDE TERRACE, SECTION SIX (6);

THENCE NORTH 88 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG THE COMMON LINE OF LOTS 9 AND 10 A DISTANCE OF 165.87 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF THE OLD CHANNEL OF BRAYS BAYOU, SAME BEING THE EAST LINE OF RESERVE "A", BLOCK 1, FIFTY NINE-TWENTY FIVE ALMEDA, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 581125 OF THE HARRIS COUNTY MAP RECORDS, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE ALONG THE CENTER LINE OF OLD CHANNEL OF BRAYS BAYOU, SAME BEING THE EAST LINE OF SAID RESERVE "A" THE FOLLOWING SEVEN (7) CALLS AND DISTANCES:

NORTH 03 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 44.45 FEET TO A POINT FOR CORNER;

NORTH 16 DEGREES 51 MINUTES 32 SECONDS EAST, A DISTANCE OF 155.53 FEET TO A POINT FOR CORNER;

NORTH 06 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 23.06 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 45.26 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 19 MINUTES 01 SECONDS WEST, A DISTANCE OF 33.67 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 27.70 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 57 MINUTES 01 SECONDS WEST, A DISTANCE OF 1.85 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 68 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 190.31 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 88 DEGREES 00 MINUTES WEST, 0.74 FEET, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288) AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE RIGHT BEING THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288), HAVING A RADIUS OF 242.55 FEET, A CENTRAL ANGLE OF 17 DEGREES 18 MINUTES 15 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 00 MINUTES 30 SECONDS EAST, 72.98 FEET AND AN ARC LENGTH OF 73.25 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;

THENCE SOUTH 01 DEGREES 38 MINUTES 37 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288) A DISTANCE OF 307.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1958 ACRES (52,087 SQUARE FEET) OF LAND, MORE OR LESS.

SCHEDULE "B" ITEMS

1. RESTRICTED COVENANTS ARE RECORDED IN/UNDER VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

10A. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS LISTED IN SCHEDULE B OR NOT, THERE MAY BE INSURED AGAINST GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED, BLANKET, NOT A SURVEY ITEM;

10F. SEWER EASEMENT 5 FEET WIDE ACROSS THE REAR PORTION OF LOTS 3 AND 4 AS SHOWN ON PLAT, RECORDED IN/UNDER VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10G. EASEMENT 10 FEET BEING 5 FEET WIDE ON EACH SIDE OF THE CENTERLINE LINE OF THE COMMON SIDE PROPERTY LINE OF LOTS 4 AND 5 (SOUTH LINE OF LOT 4, NORTH LINE OF LOT 5) AS SHOWN ON PLAT, RECORDED IN/UNDER VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10H. EASEMENT 5 FEET WIDE ON SOUTH LINE OF LOT 9 AS SHOWN ON PLAT, RECORDED IN/UNDER VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10I. TEN (10) FOOT LIGHT AND TELEPHONE EASEMENT RUNNING ALONG THE REAR OR WESTERN PROPERTY LINES AS SHOWN ON PLAT, TOGETHER WITH AN UNSTRUCTURED AERIAL EASEMENT 20 FEET ABOVE THE GROUND, LOCATED ADJACENT THERETO, RECORDED IN/UNDER VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10J. RULES AND REGULATIONS OF THE GREATER SOUTHEAST MANAGEMENT DISTRICT AS SET OUT IN INSTRUMENT, RECORDED IN/UNDER COUNTY CLERK'S FILE NO. V719973, REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO, BLANKET, NOT A SURVEY ITEM;

10K. SUBJECT TO CITY OF HOUSTON ORDINANCE H85-1878 RECORDED UNDER CLERK'S FILE NO. N253886, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10L. A 20 FOOT BUILDING LINE ALONG THE FRONT OF ALL LOTS AS SHOWN ON PLAT RECORDED IN VOLUME 9, PAGE 75, MAP RECORDS, HARRIS COUNTY, TEXAS, AS SHOWN HEREON;

10AA. GUY WIRE, SERVICE POLE, AND POWER POLES, AS SHOWN HEREON;

10BB. NO LIABILITY IS ASSUMED BY VIRTUE OF VARIATIONS BETWEEN THE FENCE LINES AND SUBJECT PROPERTY LINES, AS SHOWN HEREON;

10CC. ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, PRIOR TO THE DATE HEREOF, BLANKET, NOT A SURVEY ITEM;

PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A, HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASES AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECTS IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY (LOAN POLICY ONLY), BLANKET, NOT A SURVEY ITEM;

10DD. ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.

LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$4,046,212.00. LIABILITY SHALL INCREASE AS CONTINGENT IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURE MADE FOR IMPROVEMENTS SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY. (OWNERS POLICY ONLY), BLANKET, NOT A SURVEY ITEM;

10EE. SECTION 14 OF THE CONDITIONS OF THIS POLICY IS HEREBY DELETED.

SURVEYOR'S CERTIFICATION

TO: FEDERAL HOME LOAN MORTGAGE CORPORATION, CAPITAL TITLE OF TEXAS, LLC, STEWART TITLE GUARANTY COMPANY, GALA AT MACGREGOR, LP, ITS SUCCESSORS AND/OR ASSIGNS, CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AND LP PURCHASER LLC, ITS SUCCESSORS AND/OR ASSIGNS, AND CITI COMMUNITY CAPITAL, ITS SUCCESSORS AND/OR ASSIGNS, THE CITY OF HOUSTON, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 19, 2019.

DATE OF PLAT OR MAP: NOVEMBER 19, 2019

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 102 CARSON COURT
HOUSTON, TEXAS 77004



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX: 281-556-9331
Firm Number: 10045400

COPYRIGHT 2019

K:\COMRES 2019\344-19.DWG

DRAWN BY: BP/KT

CHECKED BY: AW

JOB NO.: 334-19A

REVISION: 1-7-2020 COMMENTS
1-27-2020 COMMENTS
1-29-2020 COMMENTS
2-21-2020 COMMENTS
2-25-2020 COMMENTS
2-27-2020 COMMENTS
9-03-2020 COMMENTS

DATE: 11-19-19

SCALE: 1"=30'

SHEET 1 OF 1

JOB NO: 334-19