

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

Being a 0.15 acre parcel of land situated in the S. Williams Survey, Abstract 87, Harris County, Texas, and being part of Block 27 of Brady Place as recorded in Volume 516, Page 54 of the Deed Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File 20130001750, with the basis of bearings being Texas State Plane South-Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection with the eastern right of way of Eastwood Street (60' R.O.W.) and the southern right of way of Canal Street (60' R.O.W.) for the northwest corner of Block 72, and marking the northwest corner of the herein described parcel;

THENCE, South 72°13'08" East, a distance of 73.75 feet along the southern right of way of Canal Street to a 1/2" iron rod found for the northwest corner of that tract being conveyed to Dona Neira as described in H.C.C.F. RP-2017-11426, and marking the northeast corner of the herein described parcel;

THENCE, South 30°21'45" West, a distance of 107.58 feet along the western line of the Neira tract to a point, from corner, from which a Fence Post bears South 79°56'27" East, a distance of 1.91 feet, for the northeast corner of the called 0.353 acres as described in H.C.C.F. RP-2016-378269, and marking the southeast corner of the herein described parcel;

THENCE, North 72°13'18" West, a distance of 49.95 feet along the northern line of the called 0.353 acres to a 1/2" iron rod set with plastic cap in the eastern right of way of Eastwood Street for the northwest corner of the called 0.353 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 17°34'32" East, a distance of 105.00 feet along the eastern right of way of Eastwood Street back to the POINT OF BEGINNING and containing 0.15 acres of land.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FENCE POST
- CONTROL MONUMENT
- GAS MARKER
- POWER POLE

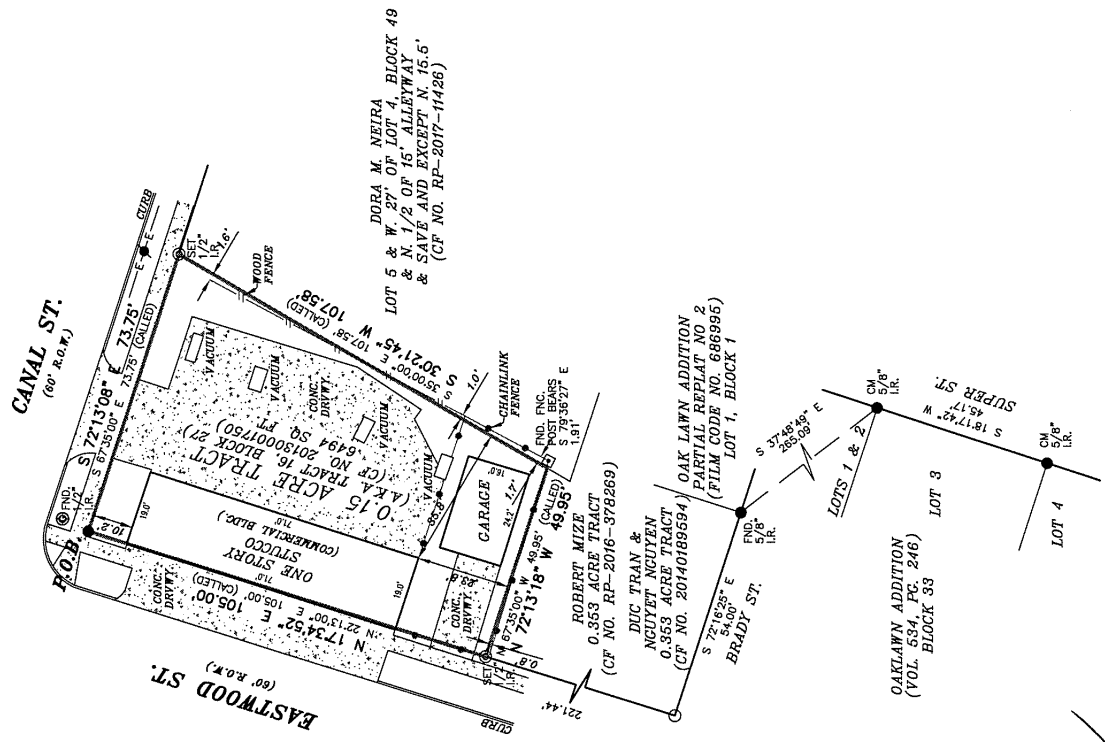
SURVEYOR'S NOTE:
83.
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

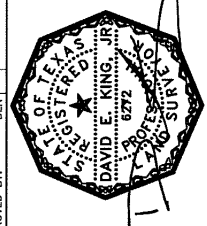
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE COMPANY COMPANY OF NO. 1076000 ISSUED ON 01/19/21.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0880 M
ZONE: X-1 DATE: 01/09/2017

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 FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



LAND TITLE SURVEY			
JOB NO.:	2101024380	NO.:	REVISION
DATE:	01/26/21 <th>TM:</th> <td></td>	TM:	
DRAWN BY:	DEK <th>APPROVED BY:</th> <td></td>	APPROVED BY:	



FIRM REGISTRATION NO. 10190700
DAVID E. KING, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6272
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM, INC.

I, **DAVID E. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **OCEAN JERRY, LLC** that the above map is true and correct according to an actual field survey, made by me or under my supervision, and that 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 in the survey lines, as of the date of the field survey, recorded in Clerk's File **20130001750** of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **SAMUEL M. WILLIAMS SURVEY, A-87**.
 Borrower: **OCEAN JERRY, LLC**
 Address: **4400 CANAL ST., HOUSTON, TX 77011** GF No. **1076000**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 516, PAGE 54, DEED RECORDS, HARRIS COUNTY, TEXAS

Overland Consortium Inc. Surveyors
 Tel: 281-940-8869 Fax: 281-207-6476
 1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

David E. King, Jr.

Overland Surveyors

Consortium Inc.

Firm No 10190700

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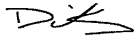
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THENCE, North 17° 34' 52" East, a distance of 105.00 feet along the eastern right of way of Eastwood Street back to the **POINT OF BEGINNING** and containing 0.15 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Jr.
Overland Surveyor's Consortium, Inc.
January 27, 2021
Job Number 2101024380

