

LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT ○
SET MONUMENT ●
ELEC BOX □
FIRE HYDRANT ○
GRATE INLET ■
GAS METER ▲
HANDICAP SPACE ♿
INLET □
LIGHT POLE ☀
POWER POLE ○
MANHOLE ●
SAMPLE WELL ⊗
TELE PEDESTAL ⊗
WATER METER □
WATER VALVE ●
GREASE TRAP ⊕

EDGE CONCRETE [Pattern]

COVERED AREA [Pattern]

CHAIN LINK FENCE —●—
WOOD FENCE —\—
OVERHEAD POWER —dHO—
EASEMENT LINE - - - - -

To 5711 BISSONNET LP, AVISHAI RON & OLD REPUBLIC NATIONAL TITLE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, & 19 of Table A thereof. The field work was completed on 11/26/2024. The survey drawing was completed on 11/12/2024.

NOTES:
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES
BEARINGS BASED ON RECORDED PLAT/DEED OF ADLER CIRCLE (VOL 639, PG 206 M.R.H.C.)
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS
THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO
ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

DESCRIPTION: BEING A 1.5771 ACRE PARCEL OF LAND, AND BEING PART OF LOTS 89 & 90 OF WESTMORELAND FARMS (VOL 3, PG 60 M.R.H.C.)		This lot DOES PARTLY appear to lie in the 500 year flood plain and appears to be in ZONE(s) "SHADED X" and "AE" as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48201C0855L dated 06/18/2007
RECORDATION: H.C.C.F. M841482 H.C.C.F. 20070252212	COUNTY: HARRIS ST: TX ABSTRACT: DAY LAND & CATTLE, CO A-1167	
RECORD OWNER: 5711 BISSONNET LP AVISHAI RON		TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE
PURCHASER: LENDER: ADDRESS: 5711 & 5713 BISSONNET STREET BELLAIRE, TX 77401		JOB #: 2411105
FIELD WORK: TG DRAFTED BY: DK, JR 11/06/2024 CHECKED BY: DK, SR G.F. NUMBER STH-24-1612		
<div><div><div>STATE OF TEXAS REGISTERED DAVID E. KING 4503 PROFESSIONAL LAND SURVEYOR</div><div><div>FIRM NO. 10152100</div><div>11/28/2024 DATE</div></div></div><div><div>KLSS KING'S LAND SURVEYING SOLUTIONS, LLC Professional Land Surveyors P.O. BOX 35 SPRING, TX 77383 (281)350-8003</div></div></div>		

METES AND BOUNDS
1.5771 ACRE PARCEL
LOCATED IN THE
DAY & LAND CATTLE COMPANY SURVEY,
ABSTRACT 1167,
HARRIS COUNTY, TEXAS

Being a 1.5771 acre parcel of land situated in the Day & Land Cattle Company Survey, Abstract 1167, Harris County, Texas, and being of part of Lots 89 & 90, in Block 22 of Westmoreland Farms as recorded in Volume 3, Page 60 of the Map Records of Harris County, and consisting of the called 0.9575 acres remainder of Lot 89 as described in Harris County Clerk's File M841482, and the remainder of Lot 90 as described in H.C.C.F. 20070252212 SAVE & EXCEPT the called 0.0105 acres as described in H.C.C.F. J736045, with the basis of bearings being the plat of Adler Circle as recorded in Volume 639, Page 206 M.R.H.C., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the western right of way of Adler Drive (50' R.O.W.) for the northeast corner of Lot 1, Block 1 of Adler Circle, and marking the southeast corner of the herein described parcel;

THENCE, South 87 02' 21" West, a distance of 33.39 feet along the northern line of Lot 1 to a 5/8" iron rod found marking an angle point in the southern line of the herein described parcel;

THENCE, North 01 04' 45" West, a distance of 14.02 feet along the northern line of Lot 1 to a 5/8" iron rod found marking an angle point in the southern line of the herein described parcel;

THENCE, South 87 33' 48" West, a distance of 337.93 feet along the northern line of Adler Circle to a 5/8" iron rod found in the eastern line of the called 0.9159 acres as described in H.C.C.F. X620009 for the northwest corner of Reserve A of Adler Circle, and marking the southwest corner of the herein described parcel;

THENCE, North 02 22' 10" West, a distance of 80.28 feet along the eastern line of the called 0.9159 acres to a 5/8" iron rod set with plastic cap in the southern right of way of Bissonnet Street (80' R.O.W.) for the northeast corner of the called 0.9159 acres, and marking the northwest corner of the herein described parcel;

THENCE, North 58 05' 50" East, a distance of 396.41 feet along the southern right of way of Bissonnet Street to a 5/8" iron rod set with plastic cap for the west corner of the called 0.0105 acres save & except tract, and marking the northeast corner of the herein described parcel;

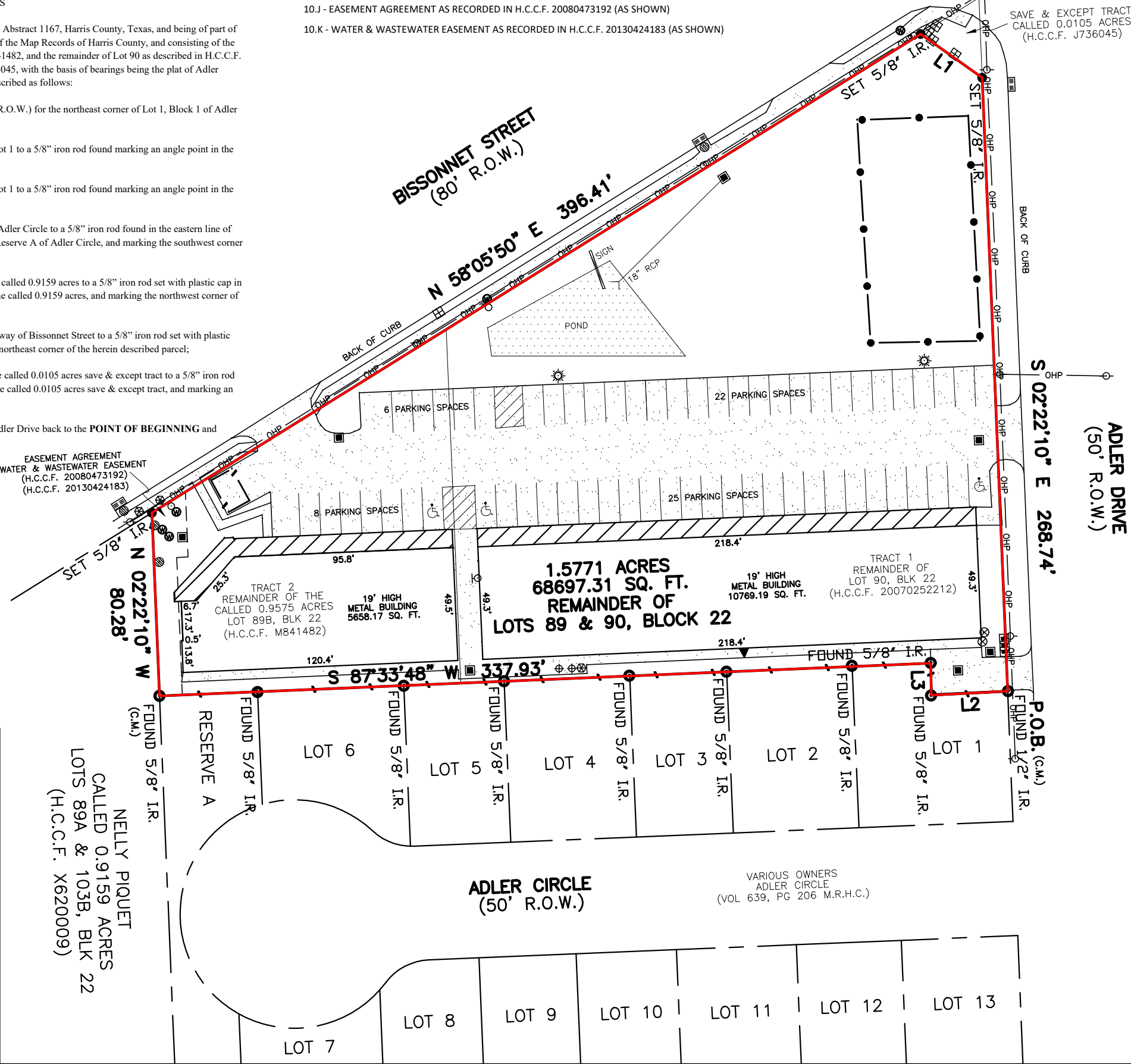
THENCE, South 54 37' 01" East, a distance of 33.01 feet along the southern line of the called 0.0105 acres save & except tract to a 5/8" iron rod set with plastic cap in the western right of way of Adler Drive for the south corner of the called 0.0105 acres save & except tract, and marking an angle point in the eastern line of the herein described parcel;

THENCE, South 02 22' 10" East, a distance of 268.74 feet along the western line of Adler Drive back to the **POINT OF BEGINNING** and containing 1.5771 acres of land.

SCHEDULE B NOTES:

- 10.H - LANDLORD'S WAIVER & CONSENT AS RECORDED IN H.C.C.F. RP-2019-575151 (NOT A SURVEY MATTER)
10.I - BUILDING & ZONING ORDINANCES AS RECORDED IN VOL 1254, PG 85 D.R.H.C. (NOT A SURVEY MATTER)
10.J - EASEMENT AGREEMENT AS RECORDED IN H.C.C.F. 20080473192 (AS SHOWN)
10.K - WATER & WASTEWATER EASEMENT AS RECORDED IN H.C.C.F. 20130424183 (AS SHOWN)

LINE	BEARING	DISTANCE
L1	S 54°37'01" E	33.01'
L2	S 87°02'21" W	33.39'
L3	N 01°04'45" W	14.02'



SAVE & EXCEPT TRACT
CALLED 0.0105 ACRES
(H.C.C.F. J736045)

ADLER DRIVE
(50' R.O.W.)

ADLER CIRCLE
(50' R.O.W.)

VARIOUS OWNERS
ADLER CIRCLE
(VOL 639, PG 206 M.R.H.C.)

NELLY PIQUET
CALLED 0.9159 ACRES
LOTS 89A & 103B, BLK 22
(H.C.C.F. X620009)