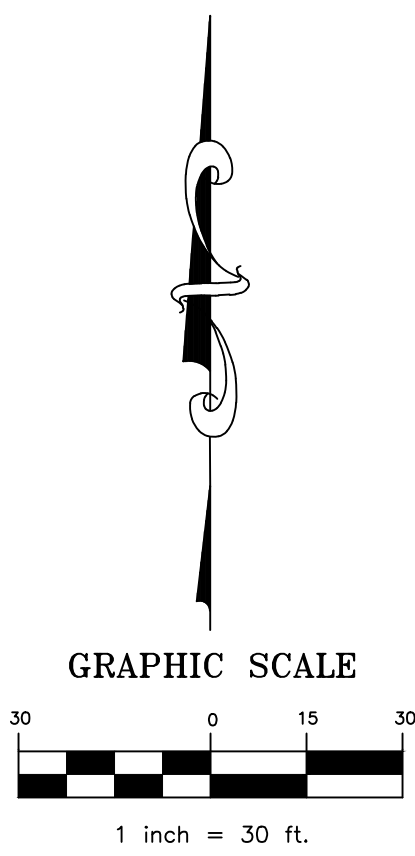


LINE	BEARING	DISTANCE
L1	N 73°00'48" W	50.00'



- SYMBOLS LEGEND**
- IRON ROD FOUND
 - 1/2" I.R. W/ "DVJ 10194609" CAP SET
 - * LIGHT STANDARD
 - WOOD FENCE
 - CHAIN LINK FENCE
- ABBREVIATIONS LEGEND**
- A ABSTRACT
 - A.E. AERIAL EASEMENT
 - B.L. BUILDING LINE
 - G.B.L. GARAGE BUILDING LINE
 - I.S.T. INSIDE SUBJECT TRACT
 - O.S.T. OUTSIDE SUBJECT TRACT
 - COVD COVERED
 - ESMT. EASEMENT
 - F.C. FILM CODE
 - FND FOUND
 - H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
 - H.C.D.R. HARRIS COUNTY DEED RECORDS
 - H.C.M.R. HARRIS COUNTY MAP RECORDS
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - R.O.W. RIGHT OF WAY
 - P.W. PAVING
 - VOL. VOLUME
 - P.G. PAGE
 - U.E. UTILITY EASEMENT

- NOTES:**
- This survey was prepared with the benefit of a City Planning Letter; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
 - This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48201C0890M, effective date: 05/02/2019.
 - Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
 - Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
 - Potential gap exists between Lot 18, Block 4 of East Sunnyside Court Section Three and Lot 4, Block 1 of Sunnyside Estates due to change in angle of interior lines between the two subdivision plats.
 - All easements and setbacks shown hereon are of record in said subdivision unless otherwise noted.
 - This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.



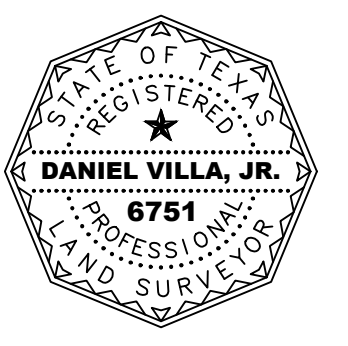
4810 LINGONBERRY STREET, HOUSTON, TEXAS 77033

**BOUNDARY & IMPROVEMENT SURVEY
OF LOT 3, IN BLOCK 4,
OF EAST SUNNYSIDE COURT, SEC. 3,
VOL. 49, PG. 65, H.C.M.R.
LOCATED IN THE
CITY OF HOUSTON,
HARRIS COUNTY, TEXAS**

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

DVJ

Daniel Villa, Jr., PE, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751



DVJ
CIVIL ENGINEERING &
LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

SCALE: 1"=30'	PROJECT No. 25-0333	DRAWN BY: YFV
DATE: 05-15-2025	KEY MAP No. 533V	CHECKED BY: CEG