GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

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
HCCF – 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—x— BARBED WIRE FENCE
—o—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—x— WOOD FENCE
—x— WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
E – 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
W – WATER METER
– WATER VALVE
– BENCHMARK

LEGAL DESCRIPTION

TRACT 1

BEING 2.6305 ACRES OUT OF A CALLED 3.14 ACRE TRACT OF LAND AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 20110199633, SAID 2.6305 ACRE TRACT BEING COMPRISED OF LOT 29, 28, AND THE WEST 35.5 FEET OF LOT 27, BLOCK 14 OF HIGHLAND HEIGHTS ANNEX SECTION 2 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47 OF HARRIS COUNTY DEED RECORDS, SAID 2.6305 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTH LINE OF LOT 31, BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 459, PAGE 351 OF HARRIS COUNTY DEED RECORDS, BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 1 OF HOOVER PLACE ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 69 OF HARRIS COUNTY MAP RECORDS, ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF BLOCK 1 OF SAID HOOVER PLACE ADDITION, A DISTANCE OF 542.99 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF DE SOTO STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DE SOTO STREET, A DISTANCE OF 187.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.500 SQUARE FOOT TRACT AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. H536084;

THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 0.500 SQUARE FOOT TRACT, A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CALLED 0.500 SQUARE FOOT TRACT, A DISTANCE OF 40.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER ON THE WEST LINE OF LOT 26, BLOCK 14 ;

THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF LOT 26, BLOCK 14 OF SAID HIGHLAND HEIGHTS ANNEX SECTION 2, A DISTANCE OF 56.53 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 36 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 286.70 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTH LINE OF LOT 28, BLOCK 6 OF SAID HIGHLAND HEIGHTS ANNEX SECTION 1;

THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1, A DISTANCE OF 222.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.6305 ACRES (114,585 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2

BEING 0.5124 ACRES OUT OF A CALLED 3.14 ACRE TRACT OF LAND AS DESCRIBED IN HARRIS COUNTY CLERK'S FILE NO. 20110199633, SAID 0.5124 ACRE TRACT BEING OUT OF LOT 26, BLOCK 14 OF HIGHLAND HEIGHTS ANNEX SECTION 2 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47 OF HARRIS COUNTY DEED RECORDS, SAID 0.5124 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET ON THE NORTH LINE OF LOT 31, BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 459, PAGE 351 OF HARRIS COUNTY DEED RECORDS, BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 1 OF HOOVER PLACE ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 69 OF HARRIS COUNTY MAP RECORDS;

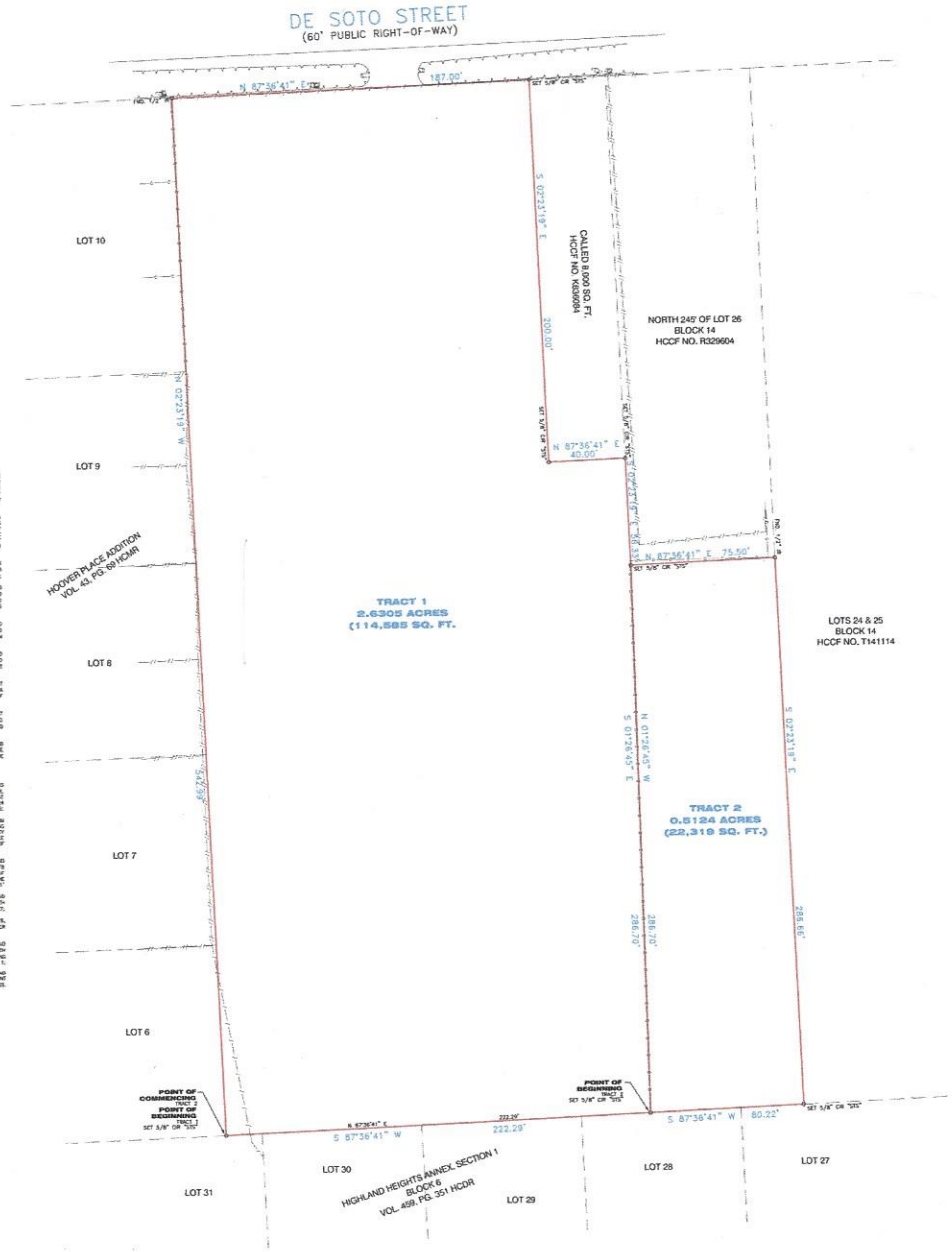
THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1, A DISTANCE OF 222.29 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE NORTH LINE OF LOT 28, OF SAID BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1;

THENCE NORTH 01 DEGREES 24 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 206.70 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 36 MINUTES 41 SECONDS EAST, OVER AND ACROSS SAID LOT 26, A DISTANCE OF 75.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 23 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 286.66 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE NORTH LINE OF LOT 27 OF SAID BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1;

THENCE SOUTH 87 DEGREES 36 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 6 OF HIGHLAND HEIGHTS ANNEX SECTION 1, A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5124 ACRES (22,319 SQUARE FEET) OF LAND, MORE OR LESS.



SITE PHOTOGRAPH

NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 87°36'41" E ALONG THE R.O.W. LINE OF DE SOTO STREET.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED IN HCCF NO. 20110199633.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. 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 2024. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0655K DATE 08-02-2014 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.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 8th day of August, 2024 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF N/A of N/A

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

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

SURVEY OF

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ADDRESS: 0 DE SOTO STREET
HOUSTON, TEXAS 77091

JOB NO: 1052-24
DATE: 08-08-24
SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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Firm Number: 10045400
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K:\DRAWS 2024\1052-24.DWG (SP)

JOB NO: 1052-24