

LEGAL DESCRIPTION:
0.1785 ACRE (7,775 SQUARE FEET)

DESCRIPTION OF A 0.1785 ACRE (7,775 SQUARE FEET), TRACT OF LAND BEING ALL OF LOTS SEVEN (7), AND NINETEEN (19), IN BLOCK THIRTY-TWO (32), OF SOUTH END SUNNYSIDE ADDITION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING A PART OF BLOCK 31, OF INSTITUTE PLACE, AS PER THE MAP OR PLAT OF SAID INSTITUTE PLACE, RECORDED IN VOLUME 234, PAGE 227 H.C.D.R. SAID 0.1785 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204):

COMMENCING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TIERWESTER STREET-PLATTED AS DORIS STREET-(60' RIGHT-OF-WAY), AT ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AMOS STREET (60' RIGHT-OF-WAY) AND MARKING THE SOUTHERLY CORNER OF LOT 24, BLOCK 32, OF SAID SOUTH END SUNNYSIDE ADDITION;

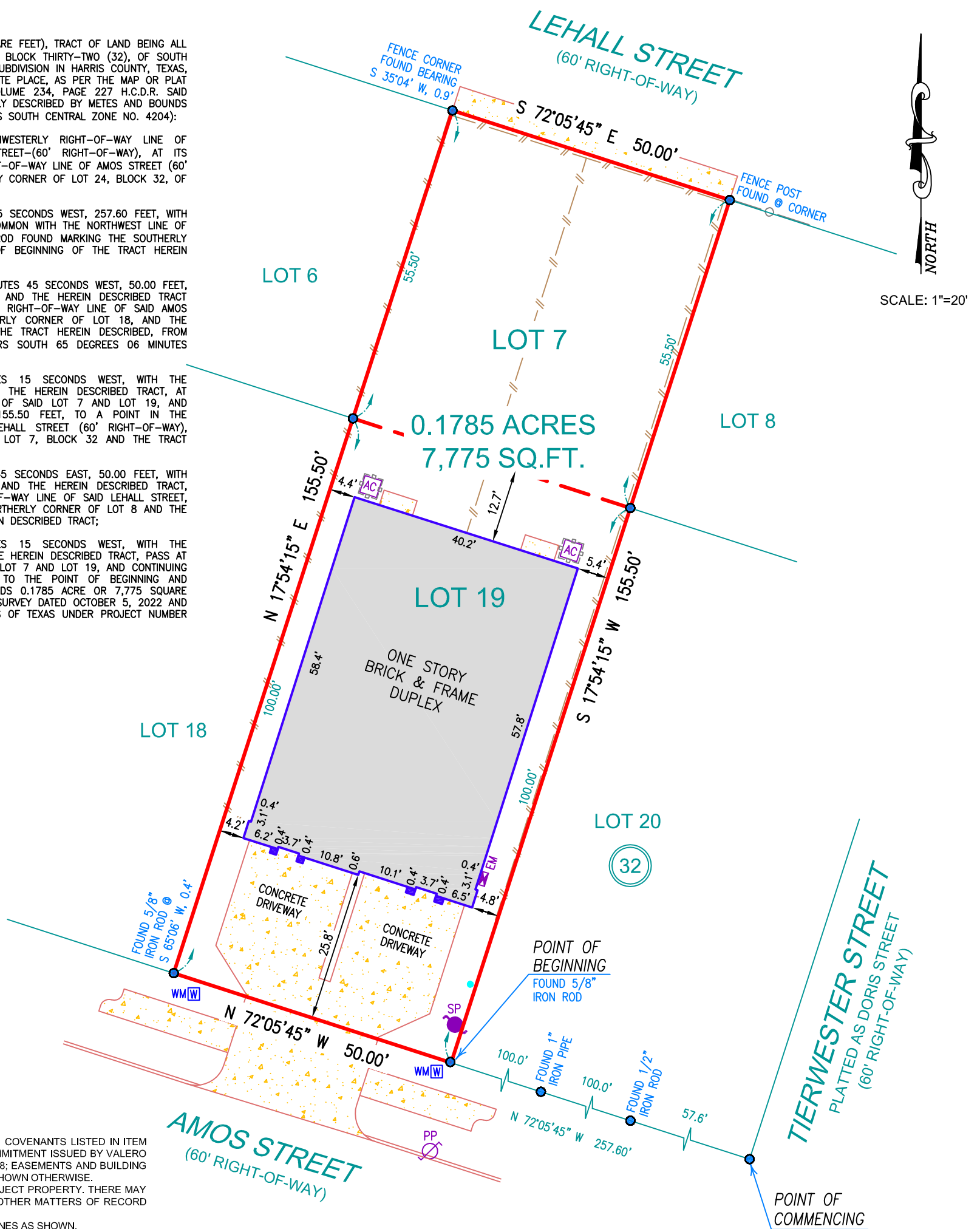
THENCE, NORTH 72 DEGREES 05 MINUTES 45 SECONDS WEST, 257.60 FEET, WITH THE SOUTHWEST LINE OF SAID BLOCK 32, COMMON WITH THE NORTHWEST LINE OF SAID AMOS STREET, TO A 5/8-INCH IRON ROD FOUND MARKING THE SOUTHERLY CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH NORTH 72 DEGREES 05 MINUTES 45 SECONDS WEST, 50.00 FEET, WITH THE SOUTHWESTERLY LINE OF LOT 19 AND THE HEREIN DESCRIBED TRACT AND CONTINUING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID AMOS STREET, TO A POINT MARKING THE SOUTHERLY CORNER OF LOT 18, AND THE WESTERLY CORNER OF SAID LOT 17 AND THE TRACT HEREIN DESCRIBED, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 65 DEGREES 06 MINUTES WEST, 0.4 FEET;

THENCE, NORTH 17 DEGREES 54 MINUTES 15 SECONDS WEST, WITH THE NORTHWESTERLY LINE OF SAID LOT 19 AND THE HEREIN DESCRIBED TRACT, AT 100.00 FEET, PASS THE COMMON CORNER OF SAID LOT 7 AND LOT 19, AND CONTINUING FOR A TOTAL DISTANCE OF 155.50 FEET, TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEHALL STREET (60' RIGHT-OF-WAY), MARKING THE NORTHERLY CORNER OF SAID LOT 7, BLOCK 32 AND THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 72 DEGREES 05 MINUTES 45 SECONDS EAST, 50.00 FEET, WITH THE NORTHEASTERLY LINE OF SAID LOT 7 AND THE HEREIN DESCRIBED TRACT, COMMON WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LEHALL STREET, TO A FENCE POST FOUND MARKING THE NORTHERLY CORNER OF LOT 8 AND THE EASTERLY CORNER OF SAID LOT 7 AND HEREIN DESCRIBED TRACT;

THENCE, SOUTH 17 DEGREES 54 MINUTES 15 SECONDS WEST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 7 AND THE HEREIN DESCRIBED TRACT, PASS AT 55.50 FEET, THE COMMON CORNER OF SAID LOT 7 AND LOT 19, AND CONTINUING FOR A TOTAL DISTANCE OF 155.50 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.1785 ACRE OR 7,775 SQUARE FEET OF LAND AS SHOWN ON AN AS-BUILT SURVEY DATED OCTOBER 5, 2022 AND FILED IN THE OFFICES OF SURVEY SOLUTIONS OF TEXAS UNDER PROJECT NUMBER 100623.



NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY VALERO TITLE COMPANY UNDER G.F. NO. 23-6608; EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204.

F.I.R.M. NO. 48201C PANEL 0880M 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 RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.
EFFECTIVE DATE 01/06/2017 ZONE "X"

AS-BUILT SURVEY OF

LOTS SEVEN (7), AND NINETEEN (19), IN BLOCK THIRTY-TWO (32), OF SOUTH END SUNNYSIDE ADDITION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING A PART OF BLOCK 31, OF INSTITUTE PLACE, AS PER THE MAP OR PLAT OF SAID INSTITUTE PLACE, RECORDED IN VOLUME 234, PAGE 227 H.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON.



SURVEYED FOR: LIDWINA BOHMBED LIDWINA

ADDRESS: 3604 AMOS STREET, HOUSTON, TEXAS 77021

VALERO TITLE COMPANY

JOB NUMBER: 100623

FIELD WORK: 10/05/2023

SCALE: 1" = 20'

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GF: 23-66083

EFF: 09/25/2023 of VALERO TITLE COMPANY

Xavier Chapa
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

10/05/2023

