



TITLE COMPANY:
Texas American
 TITLE COMPANY
 832-775-1157
 G.F. #: 2782523-06667 ISSUE DATE: OCTOBER 9, 2023



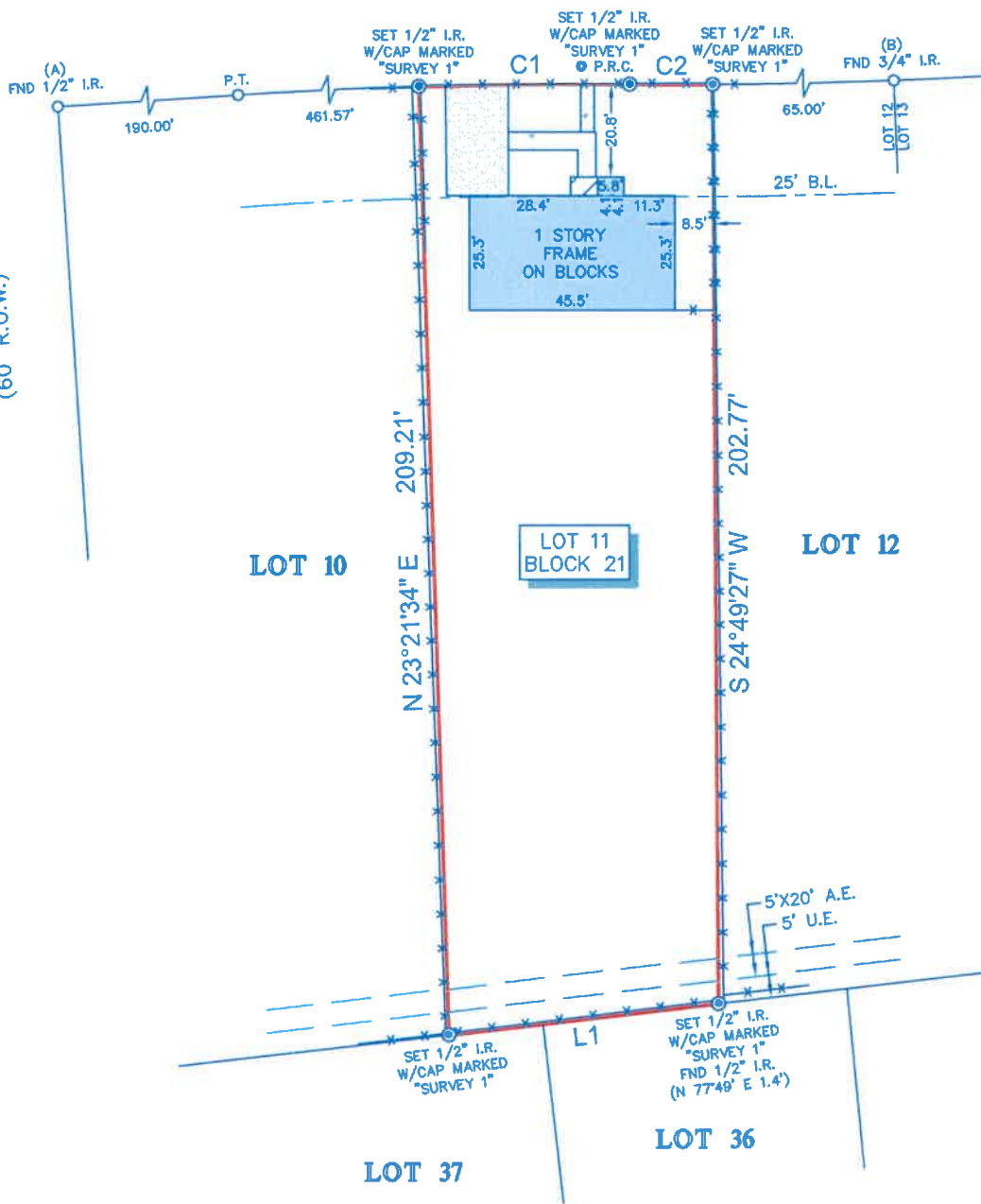
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1143.57'	46.66'	S 65°28'18" E	46.66'
C2	1203.57'	18.34'	S 64°44'22" E	18.34'

LINE	BEARING	DISTANCE	CALLED
L1	N 71°23'00" W	60.00'	59.76'



CARMEN STREET
(60' R.O.W.)

AUDREY STREET
(60' R.O.W.)



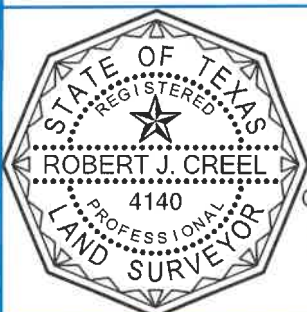
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 9, 2023, UNDER G.F. NO. 2782523-06667.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		METAL CHAIN LINK
	GRAVEL		B.L. = BUILDING LINE
			U.E. = UTILITY EASEMENT
			A.E. = AERIAL EASEMENT

LEGAL DESCRIPTION: LOT 11, IN BLOCK 21, OF SUNNYSIDE GARDENS, AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 11, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Robert J. Creel
 ROBERT J. CREEL
 RPLS# 4140

REVISED(ADDRESS): 10-25-2023

CLIENT:
 J&K ASSOCIATION LLC

ADDRESS:
 5042 CARMEN STREET

www.survey1inc.com
 survey1@survey1inc.com

Survey 1, Inc.
 Your Land Survey Company

Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: BM	TECH: SF
DRAFTER: LG3	FINAL CHECK: EF
DATE: 10-13-23	
JOB# 10-128621-23	