

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0885N
 MAP REVISION: 05/02/2019
 ZONE X
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



SCALE: 1"=30'

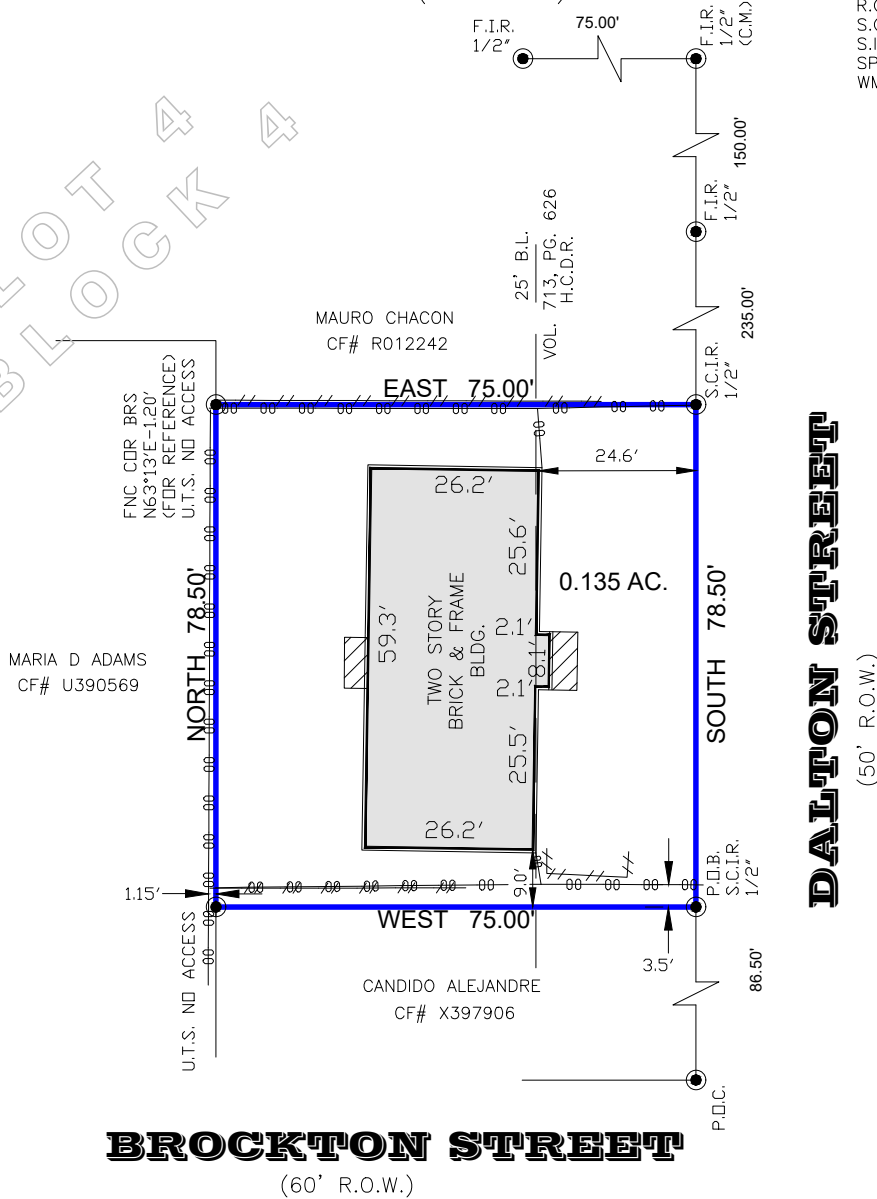
BLOCK 4

LEGEND:

- /// WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- x—x— BARBED WIRE FENCE
- SUBJECT TRACT
- CONCRETE PAVEMENT
- ▨ COVERED AREA
- ▩ WOOD
- A.E.=AERIAL EASEMENT
- B.L.=BUILDING LINE
- C.I.R.=CAPPED IRON ROD
- C.M.=CONTROL MONUMENT
- EM=ELECTRIC METER
- ESMT=EASEMENT
- H.C.C.F.=HARRIS COUNTY CLERK'S FILE
- H.C.D.R.=HARRIS COUNTY DEED RECORDS
- H.C.M.R.=HARRIS COUNTY MAP RECORDS
- HL&P=HOUSTON LIGHTING & POWER COMPANY
- F.C.I.R.=FOUND CAPPED IRON ROD
- F.I.P.=FOUND IRON PIPE
- F.I.R.=FOUND IRON ROD
- GM=GAS METER
- PP=POWER POLE
- P.T.P.=PINCHED TOP PIPE
- U.E.=UTILITY EASEMENT
- U.T.S.=UNABLE TO SET
- R.O.W.=RIGHT-OF-WAY
- S.C.I.R.=SET CAPPED IRON ROD
- S.I.R.=SET IRON ROD
- SP=SERVICE POLL
- WM=WATER METER

PARK TERRACE

(100' R.O.W.)



BROCKTON STREET

(60' R.O.W.)

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCES TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE CO., G.F NO. CL2078346, EFFECTIVE DATE OF POLICY 9/13/2020, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHT-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTANCE OF EASEMENTS, RESTRICTIONS, OF OTHER MATTERS OF RECORD HAS BEEN PREFORMED BY THE SURVEYOR
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OF SUBSEQUENT OWNERS
5. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONS IN NOTE 2

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
 REGISTRATION NO. 6751



REVISIONS:

NO.	DATE	DESCRIPTION



CIVIL ENGINEERING & LAND SURVEYING
 TBPELS FIRM NO. 10194609
 19315 HAYS SPRING DRIVE
 CYPRESS, TX 77433
 832.518.910

BOUNDARY SURVEY

OF THE NORTH 78.50 FEET OF THE SOUTH 165.00 FEET OF THE EAST 75.00 FEET OF LOT 4, BLOCK 4, OF ACRE VILLAGE SUBDIVISION OF PARK PLACE, MAP/PLAT RECORDED IN VOL. 8, PG. 24 OF H.C.M.R.
 2824 DALTON STREET, HOUSTON, TX 77017

JOB NO.: K2010
 DATE: 10/15/2020
 FOR: SOUTH LAND TITLE, LLC
 GF#: CL2078346
 PURCHASER: LING-CHUN YU



**CIVIL ENGINEERING
&
LAND SURVEYING**

TBPELS FIRM NO. 10194609
19315 HAYS SPRING DRIVE
CYPRESS, TEXAS 77433
832.518.9910
dvillajr@gmail.com

METES AND BOUNDS

THE NORTH 78.50 FEET OF THE SOUTH 165.0 FEET OF THE EAST 75.00 FEET OF LOT FOUR (4) IN BLOCK FOUR (4) OF ACRE VILLA SUBDIVISION OF PARK PLACE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 24 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 4 OF SAID ACRE VILLA SUBDIVISION, ALONG THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF DALTON STREET (50' R.O.W.);

THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 4 AND SAID EAST R.O.W. LINE, A DISTANCE OF 86.50 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH, A DISTANCE OF 78.50 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 75.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET ON THE WEST R.O.W. LINE OF SAID DALTON, FOR NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, ALONG SAID EAST LINE AND SAID WEST R.O.W. LINE, A DISTANCE OF 78.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.135 ACRES (OR 5,888 SQUARE FEET) OF LAND, MORE OR LESS.



DANIEL VILLA, JR.
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