

Metes and Bounds Description

A certain tract or parcel of land containing 2,173 square feet being a portion of Tract Six, University Green, Section Six (6), according to the map or plat thereof recorded in Volume 272, Page 42 of the Harris County Map Records, said tract being more particularly described by metes and bounds as follows;

COMMENCING at the southeast corner of said Tract Six;

THENCE South 87 deg. 24 min. 20 sec. West along the south boundary line of said Tract Six for a distance of 138.80 feet to a point;

THENCE North 02 deg. 35 min. 40 sec. West for a distance of 14.08 feet to a 1/2-inch iron rod found for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 87 deg. 24 min. 20 sec. West for a distance of 25.12 feet to a 1/2-inch iron rod found for corner;

THENCE North 02 deg. 35 min. 40 sec. West for a distance of 44.12 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg. 24 min. 20 sec. West for a distance of 3.00 feet to a 1/2-inch iron rod found for corner;

THENCE North 02 deg. 35 min. 40 sec. West for a distance of 17.00 feet to a 1/2-inch iron rod found for corner;

THENCE North 87 deg. 24 min. 20 sec. East for a distance of 8.54 feet to a 1/2-inch iron rod found for corner;

THENCE North 02 deg. 35 min. 40 sec. West for a distance of 30.80 feet to a 1/2-inch iron rod found in the southerly line of a 28-foot wide private drive;

THENCE North 87 deg. 24 min. 40 sec. East with the south line of said 28-foot private drive for a distance of 20.08 feet to a 1/2-inch iron rod found for corner, said point also being the Northwest corner of that certain tract known as Unit 5 in Tract Six as filed under Harris County Clerk's File No. 2021057843;

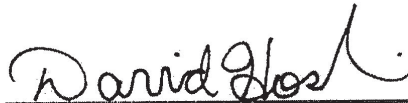
THENCE South 02 deg. 35 min. 40 sec. East for a distance of 41.29 feet to an interior building corner;

THENCE South 41 deg. 24 min. 20 sec. West for a distance of 2.12 feet to an interior building corner;

THENCE South 02 deg. 35 min. 40 sec. East for a distance of 36.67 feet to an interior building corner;

THENCE South 47 deg. 35 min. 40 sec. East for a distance of 1.41 feet to an interior building corner;

THENCE South 02 deg. 35 min. 40 sec. East for a distance of 11.46 feet to the POINT OF BEGINNING and CONTAINING 2,173 square feet of land.



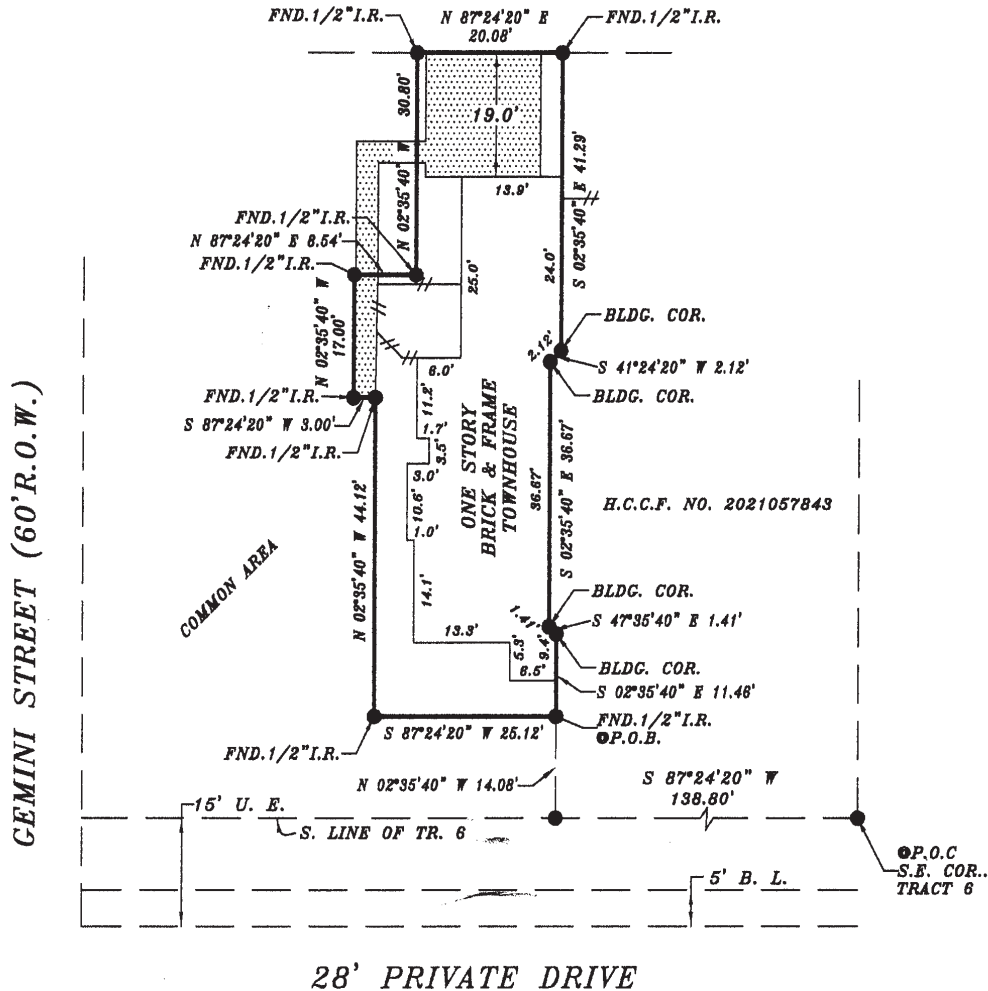
David Hoskins, Texas RPLS
7-13-2022



NOTES:

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
4. "CM" - CONTROLLING MONUMENT

28' PRIVATE DRIVE



BORROWER: RENEE FERVERDA
ADDRESS: 1464 GEMINI STREET, HOUSTON, TEXAS 77058

LEGAL DESCRIPTION: A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2,173 SQUARE FEET BEING A PORTION OF TRACT SIX, UNIVERSITY GREEN, SECTION SIX (6), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 272, PAGE 42 OF THE HARRIS COUNTY MAP RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

This lot DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48201C1080M dated 01/08/2017. No responsibility assumed for Flood Plain Determination or Floodway.

LENDER:

TITLE COMPANY:

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described herein. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in C.F. No. . This survey is certified for this transaction only.



C.F. NO.

SCALE: 1"=20'

DATE: 07-19-22

JOB NO.

DRAFTED BY: CMS

David Hoskins
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