

ADDRESS : 6906 APACHE STREET
HOUSTON, TEXAS 77028

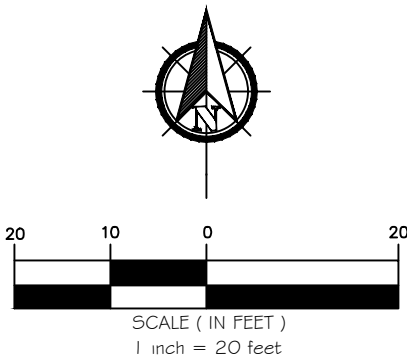
CLIENT

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

BOUNDARY SURVEY OF
A 0.4358 ACRE TRACT,
KNOWN AS TRACT 9C, BLOCK 3
HOUSTON GARDENS
RECORDED IN VOLUME 13, PAGE 51
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



LEGAL DESCRIPTION:

Description of a 0.4358-acre tract of land situated out of Lot 9, Block 3, Houston Gardens, recorded under Harris County Map Record (H.C.M.R.) Vol. 13, Pg. 51, being a tract conveyed to Emile and Beulah Simmons, recorded under Harris County Clerk's File (H.C.C.F.) No. C295776, later divided under an order probating will, recorded under H.C.C.F. No. 20150520453, said 0.4358-acre tract known as "Tract Nine C (9C)", and more particularly described by metes and bounds with all bearings, distances and areas being grid, referenced to the Texas Coordinate System of 1983, South Central Zone in U.S. Survey Feet as derived from a Global Positioning System (G.P.S.) survey performed by Prime Texas Surveys in January, 2025, as follows:

BEGINNING at a 5/8-inch-diameter iron rod with cap set at the intersection between the South right-of-way line of Apache Street (60 feet wide) and the East right-of-way line of Cammy Street (60 feet wide), the West corner of Lot 9, Block 3, the West corner of the herein describe tract, and the beginning of a curve to the left having a radius of 198.45 feet, a central angle of 58° 44' 04", and a long chord which bears North 58° 28' 43" East, a distance of 194.64 feet'

THENCE in a Northeasterly direction, with the said South right-of-way line of Apache Street, with said curve to the left, an arc length of 204.43 feet to a 5/8-inch-diameter iron rod with cap set, marking a point of reverse curvature, said curve to the right having a radius of 969.76 feet, a central angle of 02° 46' 25", and a long chord which bears North 30° 29' 54" East, a distance of 46.94 feet;

THENCE in a Northeasterly direction, with the said South right-of-way line of Apache Street, with said curve to the right, an arc length of 46.95 feet to a 5/8-inch-diameter iron rod with cap set, marking the North corner of the herein described tract;

THENCE South 52° 59' 18" East, over and across said Lot 9, a distance of 214.87 feet to a 5/8-inch-diameter iron rod with cap set, marking the East corner of the herein described tract;

THENCE South 87° 57' 42" West, along the South property line of Lot 9, a distance of 361.55 feet to the POINT OF BEGINNING, and containing 0.4358 acres (18,983 square feet) of land, more or less.

LEGEND
(CM) - CONTROLLING MONUMENT
R.O.W. - RIGHT OF WAY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F. - HARRIS COUNTY CLERK'S FILE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
A.E. - AERIAL EASEMENT
COVD. - COVERED
CONC. - CONCRETE
P.T. - POINT OF TANGENCY
P.C. - POINT OF CURVATURE
P.R.C. - POINT OF RESERVE CURVE

JOB NO: 250006
DATE: JANUARY 15, 2025

**PRIME TEXAS
SURVEYS**

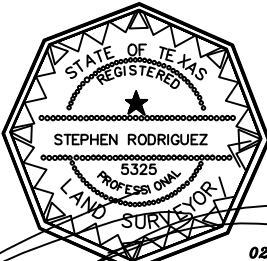
Firm No: 10133000
2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetxsurveys.com

NOTES:
1) ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE IN U.S. SURVEY FEET, AS DERIVED FROM A GPS SURVEY PERFORMED BY PRIME TEXAS SURVEYS ON JANUARY 2025.
2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. SURVEYOR HAS NOT ABSTRACTED FOR OTHER EASEMENTS, BUILDING LINES OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS TRACT.
3) COORDINATES ARE GRID AND CAN BE CONVERTED TO TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.99990022.
4) WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00').

FLOOD INFORMATION
"BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% (1.00 / 0.2 = 500 YEAR FLOODPLAIN) ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48201C0685L REVISION DATE: 06-18-2007. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

FIELD BY: WC
DRAWN BY: TF
CHECKED BY:

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 THE SURVEY. THERE WERE NO OVERLAPS OF IMPROVEMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



I DO 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 THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT.
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHB	CHL	DELTA
C1	198.45'	203.43'	N58°28'43"E	194.64'	58°44'04"
C2	969.76'	46.95'	N30°29'54"E	46.94'	2°46'25"