

LEGEND

- | | |
|------------------------------------|------------------------|
| ○ 1/2" ROD FOUND | □ 1/4" PIPE FOUND |
| ⊗ FENCE POST FOUND | □ CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | CM CM |
| ⊗ 1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ POINT FOR CORNER | PE POOL EQUIPMENT |
| ⊗ 5/8" ROD FOUND | ● POWER POLE |
| T TRANSFORMER PAD | △ OVERHEAD ELECTRIC |
| ■ COLUMN | — I — IRON FENCE |
| ▲ UNDERGROUND ELECTRIC | — X — BARBED WIRE |
| — OHP — OVERHEAD ELECTRIC POWER | — E — EDGE OF ASPHALT |
| — OES — OVERHEAD ELECTRIC SERVICE | — G — EDGE OF GRAVEL |
| — C — CHAIN LINK | — C — CONCRETE |
| — W — WOOD FENCE 0.5' WIDE TYPICAL | — D — COVERED AREA |
| — D — DOUBLE SIDED WOOD FENCE | |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 998, PAGE 233

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0740M, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Superior Abstract & Title/KNDS Law Firm. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____ Purchaser
Purchaser

17138 River Road

TRACT 1:

Being a portion of Lot 12, Block 3 of San Jacinto Terrace, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 998, Page 233, of Deed Records of Harris County, Texas, same being that tract of land conveyed to Todd Louis Golden, by deed recorded in County Clerk File No. V858100, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of that tract of land conveyed to Todd L. Golden, spouse of Donna Golden, dealing with separate property, by deed recorded in County Clerk File No. 20060274472, Real Property Records of Harris County, Texas, same being the common Southwest corner of Lot 12, the Northwest corner of Lot 13, the Northeast corner of Lot 4, and the Southeast corner of Lot 3 of said San Jacinto Terrace, from which a 1/4 inch iron pipe found online bears in a Westerly direction at a distance of 75.00 feet for corner, said corner being the Southwest corner of said Golden tract (20060274472) and the Southeast corner of that tract of land conveyed to Carla Tullis and husband, Ray Tullis, by deed recorded in County Clerk File No. 20150309520, Real Property Records of Harris County, Texas;

THENCE North 02 degrees 21 minutes 00 seconds West, along the East line of said Golden tract (20060274472), a distance of 197.91 feet to a 1 inch iron pipe found for corner, said corner being the Northeast corner of that tract of land conveyed to Stuart C. Nunley, by deed recorded in County Clerk File No. 20070431853, Real Property Records of Harris County, Texas, same being the common Northeast corner of Lot 2 and the Northwest corner of Lot 12 of said San Jacinto Terrace, and lying along the Southwest line of River Road (60 foot right-of-way);

THENCE South 66 degrees 15 minutes 24 seconds East, along the Southwest line of said River Road, a distance of 117.65 feet to a point for corner said corner being the Northwest corner of that tract of land conveyed to Velma Jo Rogers, a feme sole, by deed recorded in County Clerk File No. L264022, Real Property Records of Harris County, Texas;

THENCE South 02 degrees 58 minutes 23 seconds East, along the West line of said Rogers tract, a distance of 145.00 feet to a 1/2 inch Iron pipe found for corner, said corner being the Southwest corner of said Rogers tract and lying along the North line of said Lot 13;

THENCE South 87 degrees 01 minutes 37 seconds West, along the South line of said subject tract, a distance of 107.24 feet to the POINT OF BEGINNING and containing 18,230 square feet or 0.42 acres of land.

TRACT 2:

Being a portion of Lot 3, Block 3 of San Jacinto Terrace, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 998, Page 233, of Deed Records of Harris County, Texas, same being that tract of land conveyed to Todd L. Golden, spouse of Donna Golden, dealing with separate property, by deed recorded in County Clerk File No. 20060274472, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

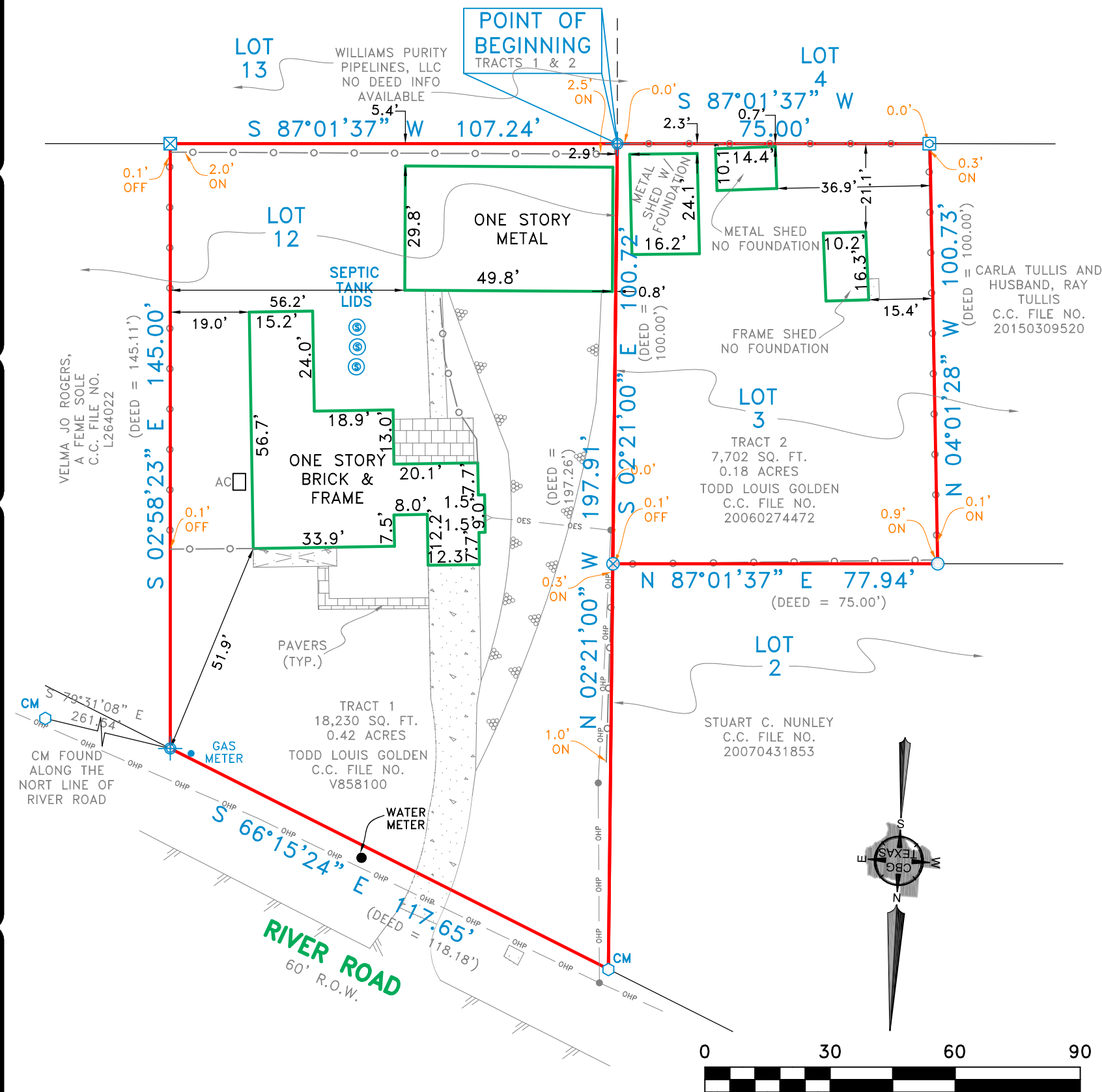
BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to Todd Louis Golden, by deed recorded in County Clerk File No. V858100, Real Property Records of Harris County, Texas, same being the common Southwest corner of Lot 12, the Northwest corner of Lot 13, the Northeast corner of Lot 4, and the Southeast corner of Lot 3 of said San Jacinto Terrace;

THENCE South 87 degrees 01 minutes 37 seconds West, along the North line of said Lot 4, a distance of 75.00 feet to a 1/4 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Carla Tullis and husband, Ray Tullis, by deed recorded in County Clerk File No. 20150309520, Real Property Records of Harris County, Texas;

THENCE North 04 degrees 01 minutes 28 seconds West, along the East line of said Tullis tract, a distance of 100.73 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Tullis tract and lying along the South line of that tract of land conveyed to Stuart C. Nunley, by deed recorded in County Clerk File No. 20070431853, Real Property Records of Harris County, Texas, same being the common North line of said Lot 3 and the South line of Lot 2 of said San Jacinto Terrace;

THENCE North 87 degrees 01 minutes 37 seconds East, along the South line of said Nunley tract, a distance of 77.94 feet to a fence post found for corner, said corner being the Southeast corner of said Nunley tract, same lying along the West line of Golden tract (V858100);

THENCE South 02 degrees 21 minutes 00 seconds East, along the West line of Golden tract (V858100), a distance of 100.72 feet to the POINT OF BEGINNING and containing 7,702 square feet or 0.18 acres of land.



Drawn By: MARIA

Scale: 1" = 30'

Date: 03/27/19

GF NO.:
KD-002876

Job No. 1905480



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