

H.C.C.F. NO. W415749

N 89°59'56" E 56.23'

47.0'

0.0290 ACRES
(1,264 SQ. FT.)
TWO STORY
BRICK & FRAME
#13816

N 00°00'04" W 21.59'

21.6'

21.6'

S 89°59'56" W 56.05'

P.O.B. BUILDING CORNER H.C.C.F. NO. W643323

SET "X"

5.9'
2.3'
5.9'
2.3'
9.8'

CONC.

COMMON AREA

SIDEWALK

SET "X"

47.0'

N 89°59'56" E 796.00'

N 00°00'04" W 140.18'

P.O.C. SOUTHWEST CORNER OF RESERVE "G"

HOLLOWGREEN DRIVE
VOL. 274, PG. 85, H.C.M.R.
(100' PUBLIC R.O.W.)

LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERK'S FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- W - WOOD FENCE
- "S" - SET 5/8" CIR "STS"

NOTES:

1. BEARING BASIS IS THE NORTH RIGHT-OF-WAY LINE OF HOLLOWGREEN DRIVE BEING NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 170211461 OF FIRST NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.

0.0290 ACRE TRACT, MORE OR LESS, OUT OF RESERVE "G", IN BLOCK FOUR (4) OF CORRECTION PLAT OF WESTHOLLOW, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 274, PAGE 85 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

LEGAL DESCRIPTION

0.0290 ACRE TRACT, MORE OR LESS, OUT OF RESERVE "G", IN BLOCK FOUR (4) OF CORRECTION PLAT OF WESTHOLLOW, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 274, PAGE 85 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. (A/K/A BUILDING NO. 3207, BLOCK 32). BEARING BASIS IS THE NORTH RIGHT-OF-WAY LINE OF HOLLOWGREEN DRIVE BEING NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST.

BUILDING NO 3207, BLOCK 32 BEING A TRACT OR PARCEL OF LAND CONTAINING 1264.00 SQUARE FEET OR 0.0290 ACRE BEING PART OF RESERVE "G" BLOCK 4 WESTHOLLOW, A SUBDIVISION OF RECORD IN VOLUME 274 PAGE 85 MAP RECORDS OF HARRIS COUNTY, TEXAS AND ALSO BEING LOCATED IN THE JOEL WHEATON SURVEY A-80, HARRIS COUNTY TEXAS, SAID 0.0290 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR LOCATIVE PURPOSES AT THE SOUTHWEST CORNER OF RESERVE "G" SAID POINT BEING LOCATED EAST RIGHT-OF-WAY LINE OF WESTHOLLOW DRIVE (100 FEET WIDE) AND THE NORTH RIGHT-OF-WAY LINE OF HOLLOWGREEN (60 FEET WIDE);

THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF AFORESAID RESERVE "G" AND NORTH RIGHT-OF-WAY LINE OF HOLLOWGREEN, A DISTANCE OF 796.00 FEET TO A POINT AN IRON FOR CORNER;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.18 FEET TO A BUILDING CORNER AT THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 1264.00 SQUARE FOOT TRACT OF LAND;

THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS WEST A DISTANCE OF 21.59 FEET TO A BUILDING CORNER FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST A DISTANCE OF 56.23 FEET TO A "X" SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 0.35 FOOT TO A POINT FOR A CORNER;

THENCE SOUTH 55 DEGREES 39 MINUTES 25 SECONDS EAST, A DISTANCE OF 4.52 FEET TO A NAIL FOR A CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 10.75 FEET TO A NAIL FOR A CORNER;

THENCE SOUTH 48 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 5.24 FEET TO A NAIL FOR A CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 4.45 FEET TO AN "X" SET AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 56.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 1264.00 SQUARE FEET OF LAND, MORE OR LESS TOGETHER WITH ALL IMPROVEMENTS THEREOF AND ALL EASEMENTS AND APPURTENANCES THERETO AND TOGETHER WITH THE BENEFICIAL INTEREST OF USE AND ENJOYMENT IN AND TO THE COMMON AREA APPURTENANT TO SAID BUILDING 3207 BLOCK 32 AS DEFINED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF WESTHOLLOW VILLA TOWNHOMES, SECTION 2 AND 3, AS SET FORTH BY INSTRUMENT FILE FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. E-189719, E-772708, F-190707, G-052159, G-030122, G-330632 AND F-111186.

LINE TABLE		
L#	BEARING	LENGTH
L1	S 00°00'04" E	0.35'
L2	S 55°39'25" E	4.52'
L3	S 00°00'04" E	10.75'
L4	S 48°14'14" W	5.24'
L5	S 00°00'04" E	4.45'



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48201C 0810L, DATE 6-18-2007, BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 170211461 of FIRST NATIONAL TITLE INSURANCE COMPANY

ADDRESS: 13816 HOLLOWGREEN DRIVE
CITY: HOUSTON, TEXAS ZIP: 77083
PURCHASER: TIMOTHY J. SPRIGGS AND ORALIA SPRIGGS
JOB NO: 227-17 DATE: 2-15-17 SCALE: 1"=10'-00" REVISION: Key Map 488X



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J-Suite 101 Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 227-17