



38' ALLEY

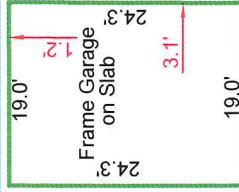
EAST - 50.00'

Set 1/2" I.R. w/ Cap

Fnd. 5/8" I.R.

Set 1/2" I.R. w/ Cap

SCALE : 1" = 20'



LOT 31  
BLOCK 17  
(0.0752 Acre)

LOT 32



2 Story Frame on Blocks

SOUTH - 131.00'

NORTH - 131.00'

NICHOLSON STREET  
(100' R.O.W.)

LOT 1  
BLOCK 1  
BEAR OAKS



The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). It is subject to the terms, conditions, and provisions of City of Houston Ordinance #85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991 under H.C.C.F. No. N-253886.

125.00' Set 1/2" I.R. w/ Cap

Set 1/2" I.R. w/ Cap 25.00'

42.00' Fnd. 5/8" I.R. Bearing Control  
108.00' Fnd. 1/2" I.R. Bearing Control

WEST - 50.00'  
WEST 27TH STREET  
(70' R.O.W.)

Notes :

- Basis for Bearings: RECORD PLAT
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- B.L.s for construction per H.C.C.F. No. V719174.

I hereby certify that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge, surveyed 9-3-09 & 12-17-09.

*John D. Wiley, Jr.* 12/18/09

JOHN D. WILEY, JR., R.P.L.S. No. 5928 Date  
This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LEGEND :

- U.E. = Utility Easement
- D.E. = Drainage Easement
- B.L. = Building Line
- G.E. = Guy Easement
- I.R. = Iron Rod
- I.P. = Iron Pipe
- P.I.P. = Pinch Iron Pipe
- P.P. = Power Pole
- Stm.S.E. = Storm Sewer Easement
- San.S.E. = Sanitary Sewer Easement
- H.C.C.F.No. = Harris County Clerk File Number

- = Wood Fence
- = Chain Link
- = Barbed Wire
- = Wrought Iron
- = Overhead Powerline
- ∅ = Power Pole

This property appears to be OUT of the 100 year flood plain, & in insurance rate map zone X, as per map 48201C0670 L Dated : 06-18-07

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOTS: 31 BLOCK: 17 SUBDIVISION: HOUSTON HEIGHTS

SECTION: -

RECORDATION: VOL. 1, PG. 114 OF MAP RECORDS

COUNTY: HARRIS

STATE: TEXAS

ADDRESS: 437 WEST 27TH STREET

CITY: HOUSTON

LENDER: PRIME LENDING

PURCHASER: RYAN GUM AND BRANDY GARCIA GUM

TITLE COMPANY: AMERICAN TITLE COMPANY

G.F. # 1416-10-1054

DaRam Engineers, Inc.

5455 Dashwood, Suite 700  
Bellaire, Texas 77401

SURVEYED BY: EP  
DRAWN BY: JB

(713) 528-1552 \* FAX (713) 529-8997

DRAWING NO.: W27TH437