



HARRY C. BOUNDS, III
CLERK'S FILE NO. V021009

SHADY ACRES PARTIAL REPLAT NO. 7
FILM CODE NO. 638091

COTTAGE PARK ESTATES
FILM CODE NO. 507136

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN
VOL. 1073, PG. 27



Fidelity National Title
Insurance Company



NOTE: According to the F.I.R.M. in Map No. 4B201C0670M, this property does lie in Zone X
and DOES NOT lie within the 100 year flood zone.

944 W. 26th Street

Being a lot, tract or parcel of land situated in the H. Reinerman Survey, Abstract No. 644, City of Houston, Harris County, Texas, and being a portion of Lot 29, of Shady Acres Addition, an addition in Harris County, Texas according to the Map or Plat thereof recorded in Volume 6, Page 53, Map Records, Harris County, Texas, and same being a tract of land conveyed to Rosa E. Ramos De Flores by deed recorded in Clerk's File No. 20140214188, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner along the South right of way line of W. 26th Street, said corner being the Northeast corner of a tract of land conveyed to Harry C. Bounds, III by deed recorded in Clerk's File No. V021009, Deed Records, Harris County, Texas;

THENCE North 89 degrees 19 minutes 00 seconds East along the South line of said W. 26th Street, a distance of 36.30 feet to a point for corner, said corner being the Northwest corner of Shady Acres Partial Replat No. 7, an addition to City of Houston, Harris County, Texas according to the Plat thereof recorded in Film Code No. 638091, Plat Records, Harris County, Texas;

THENCE South 00 degrees 41 minutes 00 seconds East along the West line of said Shady Acres Partial Replat No. 7, a distance of 150.00 feet to a point for corner, said corner being along the North line of Cottage Park Estates, an addition to City of Houston, Harris County, Texas according to the Plat thereof recorded in Film Code No. 507136, Plat Records, Harris County, Texas;

THENCE South degrees 19 minutes 00 seconds West along the North line of said Cottage Park Estates, a distance of 36.30 feet to a point for corner, said corner being the Southeast corner of said Harry C. Bounds, III tract;

THENCE North 00 degrees 41 minutes 00 seconds West along the East line of said Harry C. Bounds, III tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 5,445 square feet or 0.13 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Ramon Nadira, Adela Nadira and Fidelity National Title Insurance Company, in connection with the transaction described in G.F. No. FTH-86F-FAH18003469JL that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings as are shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 30th day of May, 2018

C.N. Fauquier
Registered Professional Land Surveyor No. 4372



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

CLOSER: JEFF LAIRD
PHONE: (713) 528-8800

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
▲	POINT FOR CORNER
▲	ASPHALT PAVING
▲	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	BRICK COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
—	PIPE
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH/DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	5/31/2018	1811055	SEE CERT.	TO

METES & BOUNDS SURVEY

H. REINERMAN SURVEY, ABSTRACT NO. 644

HARRIS COUNTY, TEXAS

944 W. 26TH STREET