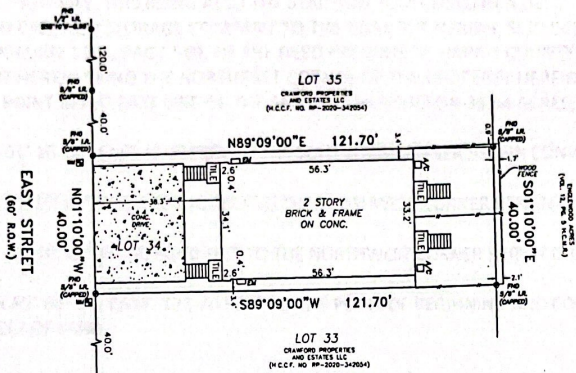


scale 1"=30'

- NOTES:
1. BEARINGS BASED ON PLAT.
  2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT, SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
  3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.



THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.

- LEGEND:
- U.E. — UTILITY EASEMENT
  - W.L.E. — WATERLINE EASEMENT
  - R.O.W. — RIGHT OF WAY
  - B.L. — BUILDING LINE
  - P.L. — PROPERTY LINE
  - ⊙ — CONTROLLING MONUMENT
  - FH — FIRE HYDRANT
  - WM — WATER METER
  - EM — ELECTRIC METER
  - GM — GAS METER
  - PP — POWER POLE
  - CP — CABLE PEDESTAL
  - PLM — PIPELINE MARKER
  - TP — TELEPHONE PEDESTAL
  - ( ) — CALLED DISTANCE
  - ( ) — MEASURED DISTANCE

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

F.I.R.M. NO. 48301C PANEL 0895H  
EFFECTIVE DATE 01/28/2017 ZONE 3

**TITLE SURVEY OF**

LOT 34  
SHEFIELD GARDENS  
UNRECORDED SUBDIVISION SITUATED IN THE HARRIS & WILSON SURVEY ABSTRACT NO. 32, OF HARRIS COUNTY, TEXAS

SURVEYED FOR: FIDELITY NATIONAL TITLE

ADDRESS: 3712 A/B EASY STREET, HOUSTON, TX 77026

LENDER: AYESHA Z. RABB      JOB NO.: ~

FIELD WORK: GV 3/28/2021      KEY MAP: ~

**GGC SURVEY**  
Professional Land Surveying  
FIRM NUMBER 10146000

PROPERTY SUBJECT TO 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.

*Georg R. Lardizabal*      03/29/21

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

GGC SURVEY, PLLC    8114 Golden Harbor Missouri City, TX 77459    TEL (832)729-7256    ggcsurvey@gmail.com

*Dulce Dayak*

LOT 34 OF SHEFFIELD GARDENS, AN UNRECORDED SUBDIVISION LOCATED IN THE HARRIS AND WILSON SURVEY, ABSTRACT 32 IN HARRIS COUNTY, TEXAS, THE PROPERTY BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 1430 FT. NORTH 01° 10" WEST OF THE SOUTHWEST CORNER OF THE A. C. HUTCHESON 36.54 ACRE TRACT THIS POINT BEING ON THE NW. LINE OF THE HOUSTON AND CROSBY PUBLIC HIGHWAY, THIS BEING ALSO THE STARTING POINT USED IN A DEED FROM SOUTHERN HENKE ICE AND STORAGE COMPANY TO THE GRANTOR HEREIN, SAID DEED BEING RECORDED IN VOLUME 1301, PAGE 549, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, THE STARTING POINT HEREIN BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN CONVEYED, THIS STARTING POINT BEING EAST LINE OF THE SAID A. C. HUTCHESON 36.54 ACRES;

THENCE, SOUTH 01° 10' 00" EAST 40.00 FEET TO THE SOUTHEAST CORNER HEREIN CONVEYED;

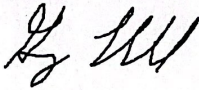
THENCE, SOUTH 89° 09' 00" WEST, 121.70 FEET TO THE SOUTHWEST CORNER HEREIN CONVEYED;

THENCE, NORTH 01° 10' 00" WEST, 40.00 FEET TO THE NORTHWEST CORNER HEREIN CONVEYED;

THENCE, NORTH 89° 09' 00" EAST, 121.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,868 SQUARE FEET OF LAND.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 20<sup>th</sup> day of March, 2021.



Georg Lardizabal  
R.P.L.S. No. 6051  
GGC Survey, PLLC  
Firm No. 10146000  
Tel:832-729-7256