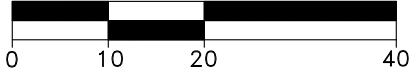


SCALE: 1"=20'-0"



LEGEND:

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- CHAIN LINK FENCE
- CONCRETE
- COVERED AREA
- WOOD FENCE
- FIRE HYDRANT
- GAS METER
- CURB INLET
- MANHOLE
- WATER METER
- WATER VALVE
- BENCHMARK

LEGAL DESCRIPTION

TRACT OUT OF THE NORTHWEST CORNER OF LOT 146 OF SHADY ACRES, SECTION 2, AN ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 7, PAGE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT: (BEARING BASIS IS THE SOUTH RIGHT-OF-WAY LINE OF WEST 25TH STREET BEING SOUTH 89 DEGREES 09 MINUTES 00 SECONDS EAST)

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST 25TH STREET (70 FOOT PUBLIC RIGHT-OF-WAY) WITH THE EAST LINE OF ELLA BOULEVARD (80 FOOT PUBLIC RIGHT-OF-WAY) AS NOW LOCATED ON THE GROUND, SAID BEGINNING POINT BEING LOCATION 10.00 FEET EAST OF THE ORIGINAL NORTHWEST CORNER OF SAID LOT 146;

THENCE, SOUTH 89 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 146 AND SOUTH LINE OF WEST 25TH STREET, A DISTANCE OF 80.00 FEET, TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE EAST LINE OF ELLA BOULEVARD, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER;

THENCE, NORTH 89 DEGREES 09 MINUTES 00 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF LOT 146, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE EAST LINE OF ELLA BOULEVARD;

THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF ELLA BOULEVARD A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1836 ACRES (7,999 SQUARE FEET) MORE OR LESS.

ELLA STREET
(80' PUBLIC R.O.W.)

WEST 25TH STREET

(70' PUBLIC R.O.W.)

S 89°09'00" E 80.00'

0.1836 ACRES
(7,999 SQ. FT.)

N 89°09'00" W 80.00'

WEST 24TH STREET

(60' PUBLIC R.O.W.)

BENCHMARK

RM NO. 050050
A HCFCD BRASS DISK STAMPED E100 BM05 ON BRIDGE AT WEST 18TH STREET AND WHITE OAK BAYOU LOCATED ON DOWNSTREAM, EAST SIDEWALK OF BRIDGE, AT STREAM CENTERLINE IN KEYMAP 452T IN THE WHITE OAK WATERSHED NEAR STREAM E100-00-00.
ELEV. = 55.55 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

NOTES:

1. BEARING BASIS IS THE SOUTH R.O.W. LINE OF WEST 25TH STREET BEING S89°09'00"E.
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. 1359-16-1228 OF TITLE RESOURCES GUARANTY COMPANY, WITH AN EFFECTIVE DATE SEPTEMBER 23, 2016.
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 2018. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

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 1359-16-1228 of TITLE RESOURCES GUARANTY COMPANY

PROPERTY LIES WITHIN FLOOD ZONE "X SHADED/AE" BFE:57.5' (FIS), ACCORDING TO F.I.R.M. MAP NO. 48201C 0670M, DATE 6-9-2014 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.

ADDRESS: 1628 WEST 25TH STREET

CITY: HOUSTON, TEXAS

PURCHASER: HEIGHTS DEVELOPMENT GROUP, LTD

JOB NO: 1702-18 DATE: 10-1-18 SCALE: 1"=20'-00" Key Map 452T

REVISION:

ZIP: 77008



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

SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082

281-556-6918 FAX 281-556-9331

Firm Number: 10045400

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JOB NO: 1702-18