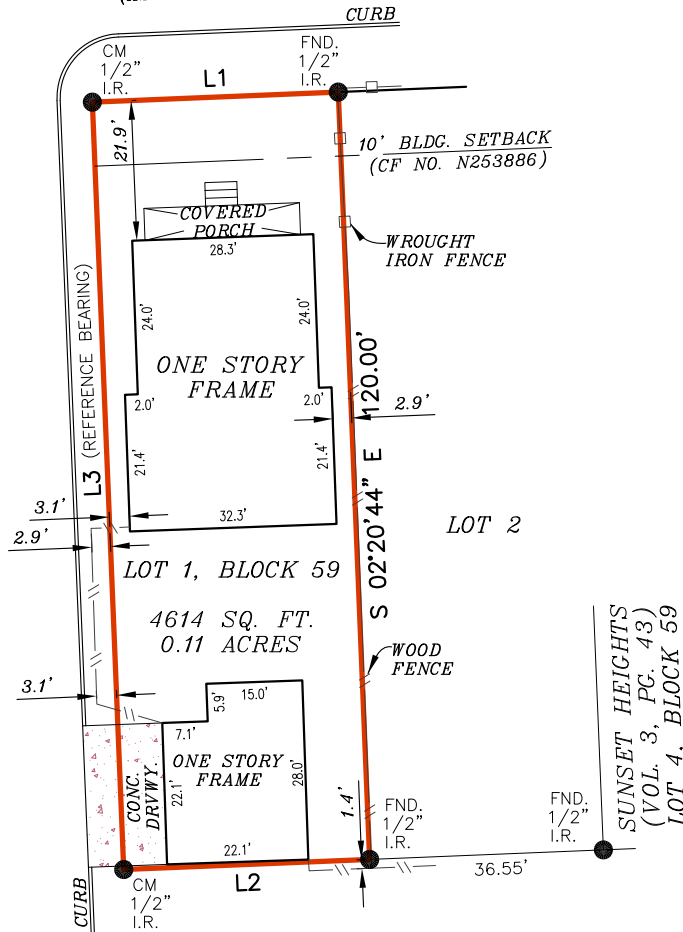


LINE	BEARING	DISTANCE
L1	N 87°39'16" E	38.45'
L2	S 87°39'16" W	38.45'
L2	N 02°20'44" W	120.00'

SUNSET HEIGHTS
(VOL. 3, PG. 43)
EAST 25TH STREET
(50' R.O.W.)
(AS PER PLAT 25TH)

SUNSET HEIGHTS
(VOL. 3, PG. 43)
GOSTICK ST.
(50' R.O.W.)
(AS PER PLAT CAMBRIDGE ST.)



NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 2799418-01034 ISSUED ON 05/01/2018.

SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 3, PAGES 43, MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0670 M
REV. DATE: 06/09/2014
ZONE: "X"

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.

SUNSET HEIGHTS
(VOL. 3, PG. 43)
12' ALLEY

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- FOUND IRON ROD
- CONTROL MONUMENT



GRAPHIC SCALE



I, MICHAEL W. SKINNER, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS AMERICAN TITLE/PATTEN LAW FIRM and NEIGHBORHOOD RENOVATION CO. LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Lot(s) 1, Block 59, SUNSET HEIGHTS AMENDING PLAT NO. 17 recorded in Film Code No. 684159, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the JOHN AUSTIN SURVEY, A-1
Borrower: NEIGHBORHOOD RENOVATION CO. LLC
Address: 704 E. 25TH ST., HOUSTON, TX 77008 GF No. 2799418-01034

LAND TITLE SURVEY

JOB NO.:	1805010089	NO.	REVISION	DATE
DATE:	05/14/18			
DRAWN BY:	LN/UB			
APPROVED BY:	MWS			



FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO MICHAEL W. SKINNER
PHONE NUMBER 972-351-0777

MICHAEL W. SKINNER, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5018

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SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NO. 684159, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 3, PAGE 43, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). V620908, V719174, W994254, N253886, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

342 Wilkens Ave., San Antonio, TX 78210