

DE SOTO STREET

(60' WIDE PUBLIC R.O.W.)

ASPHALT PAVEMENT

FND 5/8" I.R.

S87°39'02"W 710.70'

S87°39'02"W 148.00'

N87°39'02"E 73.80'

N87°39'02"E 73.80'

FND 1/2" I.R.

FND 1/2" I.R.

FENCE 0.7' SOUTH 0.9' WEST

FND 3/4" I.R. BEARS N87°39'02"E 0.68'

FND 5/8" I.R.

LOT 49

LOT 50

CALLED 1.8454 ACRES RENE RIVERA H.C.C.F. NO. RP-2018-566416

BLOCK 13
HIGHLAND HEIGHTS ANNEX NO. 2
VOLUME 06, PAGE 47, H.C.M.R.

ZONING INFORMATION

SUBJECT PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF HOUSTON. NO ZONING.

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT UNDER G.F. NO. HOU201296 WITH AN EFFECTIVE DATE OF OCTOBER 15, 2020.

LEGAL DESCRIPTION

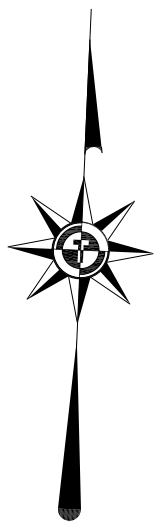
LOT FORTY-SEVEN (47), IN BLOCK (13), OF HIGHLAND HEIGHTS ANNEX SECTION TWO (2), A SUBDIVISION TO THE CITY OF HOUSTON, HARRIS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCHEDULE 'B' ITEMS

10h TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS, IF ANY, AS SET OUT ON PLAT RECORDED IN VOLUME 6, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (NONE SHOWN)

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48201C0655M, REVISED JUNE 09, 2014, THE SUBJECT TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
3. BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83.
4. THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. PROPERTY HAS PHYSICAL ACCESS TO DE SOTO STREET.
9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.



0' 30' 60'

SCALE: 1"=30'

FND 1/2" C.I.R.

S88°09'45"W 862.06'

S88°09'45"W 905.68'

FENCE 3.7' NORTH 2.0' WEST

FND 1/2" C.I.R.

S88°09'45"W 73.80'

N88°09'45"E 73.80'

FENCE 0.3' SOUTH

FND 1/2" I.R.

FENCE 0.8' NORTH

LOT 19 MARK A. LEMONS H.C.C.F. NO. R885801

LOTS 20 & 21 LARRY JACKSON & HELEN JACKSON H.C.C.F. NO. Y868883

BLOCK 13
HIGHLAND HEIGHTS ANNEX NO. 5
VOLUME 655, PAGE 384, H.C.D.R.

CALLED 0.3134 ACRES BOBBY J. COLLETT JR. H.C.C.F. NO. 20120285775

VACANT

N 02° 29' 50" W

N 02° 29' 50" W

580.51'

581.17'

LOT 47 GEORGE FREEMAN BINGHAM & JOYCE BINGHAM H.C.C.F. NO. W268892

CALLED 73.8' x 434' BERNARD M. WALKER H.C.C.F. NO. G249908

LEGEND

AE	AERIAL EASEMENT
ASPH	ASPHALT
BLDG	BUILDING
BLDG	BUILDING LINE
BM	BENCHMARK
CL	CENTER LINE
CI	CURB INLET
CO	CLEAN OUT
CONC.	CONCRETE
COR	CORNER
DRWY	DRIVEWAY
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
FF	FINISHED FLOOR
FFH	FIRE HYDRANT
FL	FLOW LINE
FLD	FLOW LINE OF DITCH
FND	FENCE
FND	FOUND
G	GUTTER
GI	GRATE INLET
GM	GAS METER
GRV	GRAVEL
GT	GREASE TRAP
GW	GUY WIRE
HB	HIGH BANK
HC	HANDICAP
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
HDWL	HEADWALL
LNASC	LANDSCAPE
LS	LIGHT STANDARD
MH	MANHOLE
MW	MONITORING WELL
NG	NATURAL GROUND
NO.	NUMBER
P	OVERHEAD LINES
PP	POWER POLE
PLM	PIPELINE MARKER
PST	POST
PVMT	PAVEMENT
SAN	SANITARY
SDWK	SIDEWALK
STM	STORM SEWER
TB	TOE OF BANK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TG	TOP OF GRATE
TL	TREE LINE
TS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
TR	TOP OF RIM
UE	UTILITY EASEMENT
U/G	UNDERGROUND
WF	WOOD FENCE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

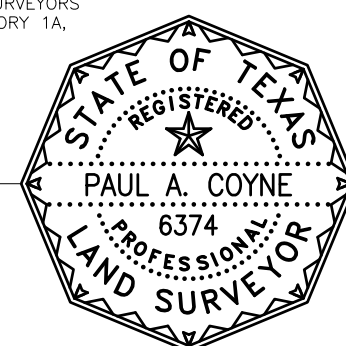
////	ASPHALT LINE
- - - - -	CONTOUR LINE
- - - - -	FENCE LINE
- - - - -	GAS LINE
- - - - -	GRAVEL LINE
- - - - -	HIGH BANK LINE
- - - - -	POWER LINE
- - - - -	SANITARY SEWER LINE
- - - - -	SBC/TELEPHONE LINE
- - - - -	STORM SEWER LINE
- - - - -	WATER LINE

HARRIS COUNTY, TEXAS
E. BENSON SURVEY, ABSTRACT NO. 110

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

FIELD WORK COMPLETED ON: 10/27/2020

Paul Coyne
PAUL A. COYNE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6374



REVISIONS		
REV.	DESCRIPTION	DATE

SURVEY OF

LOT FORTY-SEVEN (47), IN BLOCK (13), OF HIGHLAND HEIGHTS ANNEX NO. 2, A SUBDIVISION IN HOUSTON, HARRIS COUNTY, AS RECORDED IN VOLUME 06, PAGE 47, HARRIS COUNTY MAP RECORDS, ALSO BEING THAT CERTAIN TRACT OF LAND AS DEEDED TO GEORGE FREEMAN BINGHAM AND JOYCE BINGHAM, AND RECORDED IN H.C.C.F. NO. W268892

ADDRESS: 1900 De Soto Street, Houston, Texas 77091
PROJECT NAME: 1900 Block De Soto Lot Survey
BORROWER: Kelechi Nwosu and Valentine Nwankwo

JOB NO.: 20-0157
SCALE: 1"=30'
DATE: 11/09/2020
DRAWN BY: JP
CHECKED BY: PAC
APPROVED BY: PAC

TETRA
5304 Ashbrook Drive
Houston, Texas 77081
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com
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