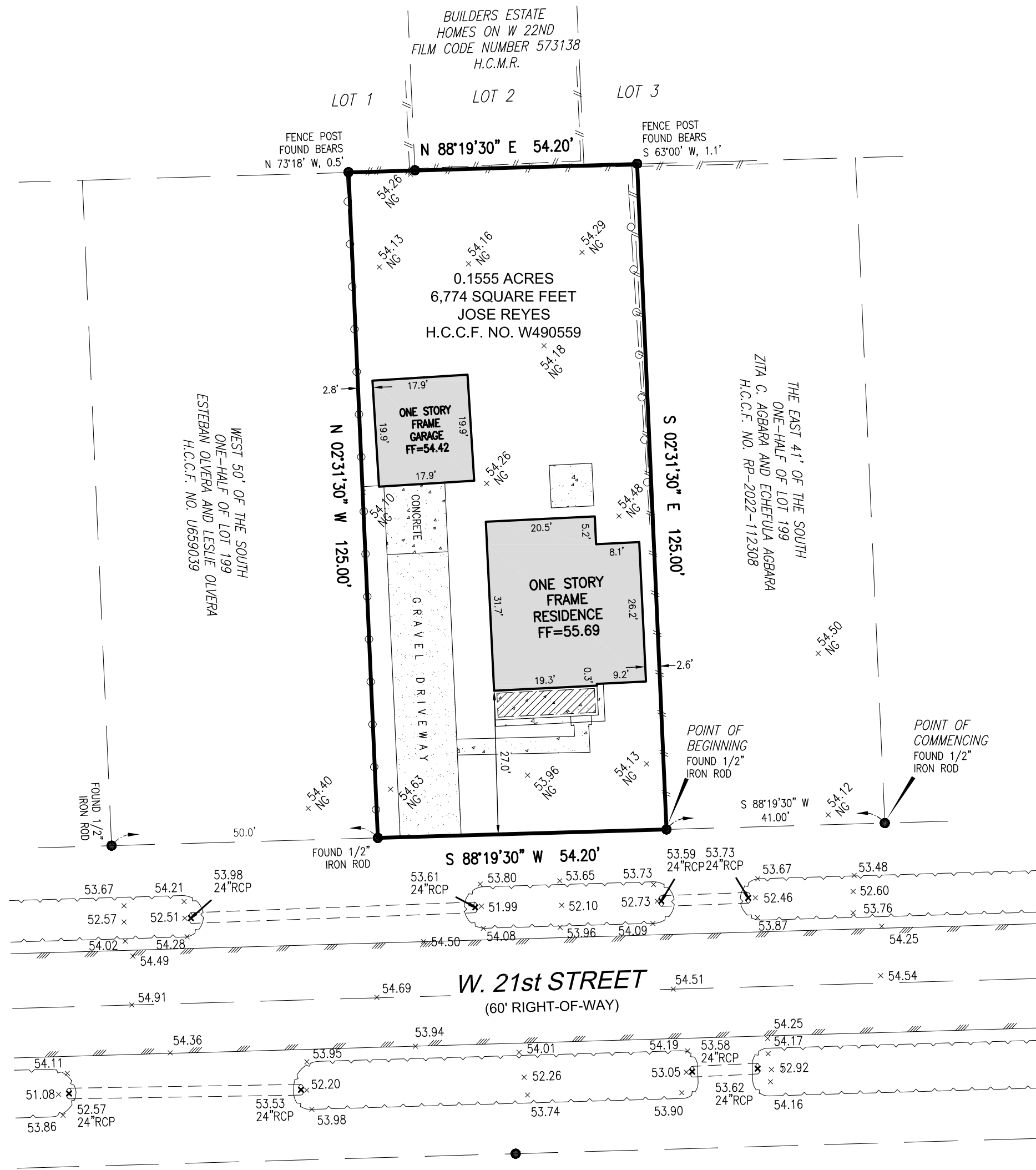


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- LEGEND
- MH (●) - MANHOLE
 - TMH (⊙) - TELEPHONE MANHOLE
 - PP (⊙) - POWER POLE
 - - - - - SIGN
 - WM (W) - WATER METER
 - WV (V) - WATER VALVE
 - W (W) - MONITORING WELL
 - LP (L) - LIGHT POLE
 - (SET) - SET 5/8" CAPPED IRON ROD
 - FH (F) - FIRE HYDRANT
 - OHU (—) - OVERHEAD UTILITY LINE
 - CHAIN LINK FENCE LINE
 - |—|— WOOD FENCE LINE
 - X—X— BARBED-WIRE FENCE LINE
 - WROUGHT IRON FENCE LINE



LEGAL DESCRIPTION
0.1555 ACRE (6,774 SQUARE FEET)

FIELD DESCRIPTION OF A 0.1555 ACRE (6,774 SQUARE FEET) TRACT OF LAND SITUATED IN THE HENRY REINERMAN SURVEY, ABSTRACT NO. 644, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THE SOUTH ONE-HALF OF LOT 199, PARTIAL REPLAT OF SHADY ACRES, SECOND ADDITION, IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 582 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) BEING THAT SAME CALLED 0.1555 ACRE TRACT OF LAND CONVEYED UNTO JOSE REYES BY DEED DATED MARCH 11, 2003 AND FILED OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) W490559; SAID 0.1555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204):

COMMENCING AT A 1/2-INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 21ST STREET (60' RIGHT-OF-WAY) MARKING THE SOUTHEAST CORNER OF SAID LOT 199 SAME BEING THE SOUTHEAST CORNER OF A 41' X 125' TRACT OF LAND CONVEYED UNTO ZITA C. AGBARA AND ECHEFULA AGBARA BY DEED FILED OF RECORD UNDER H.C.C.F. NO. RP-2022-112308;

THENCE, SOUTH 88 DEGREES 19 MINUTES 30 SECONDS WEST, 41.00 FEET, WITH THE SOUTH LINE OF SAID AGBARA TRACT, COMMON WITH THE NORTHERLY LINE OF SAID WEST 21ST STREET, TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88 DEGREES 19 MINUTES 30 SECONDS WEST, 54.20 FEET, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 21ST STREET AND THE SOUTHERLY LINE OF SAID LOT 199 AND THE HEREIN DESCRIBED TRACT; TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A 50' X 125' TRACT OF LAND CONVEYED UNTO ESTEBAN OLVERA AND LESLIE OLVERA BY DEED FILED OF RECORD UNDER H.C.C.F. NO. U659039 AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 02 DEGREES 31 MINUTES 30 SECONDS WEST, 125.00 FEET, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 21ST STREET, CUTTING THROUGH AND ACROSS SAID LOT 199, WITH THE LINE COMMON TO SAID OLVERA TRACT AND THE TRACT HEREIN DESCRIBED, TO A POINT IN THE SOUTH LINE OF BLOCK 1 OF BUILDERS ESTATE HOMES ON W 22ND RECORDED UNDER FILM CODE NUMBER 573138 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), MARKING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A FENCE POST FOUND BEARS NORTH 73 DEGREES 18 MINUTES WEST, 0.5 FEET;

THENCE, NORTH 88 DEGREES 19 MINUTES 30 SECONDS EAST, WITH THE SOUTHERLY LINE OF SAID BLOCK 1, OF BUILDERS ESTATE HOMES ON W 22ND COMMON WITH THE NORTHERLY LINE OF THE TRACT HEREIN DESCRIBED, TO A POINT MARKING THE NORTHWEST CORNER OF THE AFOREMENTIONED AGBARA TRACT AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A FENCE POST FOUND BEARS SOUTH 63 DEGREES 00 MINUTES WEST, 1.1 FEET;

THENCE, SOUTH 02 DEGREES 31 MINUTES 30 SECONDS EAST, 125.00 FEET, WITH THE LINE COMMON TO SAID AGBARA TRACT AND THE TRACT HEREIN DESCRIBED, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.1555 ACRES OR 6,774 SQUARE FEET OF LAND AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED MARCH 9, 2022 AND FILED IN THE OFFICES OF SURVEY SOLUTIONS OF TEXAS UNDER PROJECT NUMBER 125021.

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 050053 IS A BRASS DISK STAMPED E100 BM06; FROM INTERSECTION OF LOOP 610 (NORTH LOOP FREEWAY WEST) WITH ELLA BOULEVARD, TRAVEL SOUTH ON ELLA BOULEVARD A DISTANCE OF 0.8 MILES, MAKE A U-TURN AT WEST 18TH STREET, TRAVEL NORTH ON ELLA BOULEVARD A DISTANCE OF 0.1 MILES TO A HCFCO DISK IN SIDEWALK ON DOWNSTREAM SIDE OF BRIDGE AND STREAM CENTERLINE; KEYMAP 452T IN THE WHITE OAK BAYOU WATERSHED NEAR STREAM E100-00-00
ELEVATION=56.39 FEET NAVD 1988, 2001 ADJUSTED.

SANITARY MANHOLE
RIM ELEVATION=54.64

S SANITARY MANHOLE
RIM ELEVATION=54.15

F.I.R.M. NO. 48201C PANEL 0670M
EFFECTIVE DATE 06/09/2014 ZONE "AE"

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.

- NOTES:
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
 - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 - FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
 - BUILDER IS RESPONSIBLE FOR DEED RESTRICTIONS.

SURVEYED FOR: JOSE REYES

ADDRESS: 1401 WEST 21st STREET, HOUSTON, TEXAS 77008

TITLE COMPANY: N/A JOB NUMBER: 125021

FIELD WORK: 03/08/2022 SCALE: 1" = 20'

BOUNDARY SURVEY OF
0.1555 ACRE (6,774 SQUARE FEET) TRACT OF LAND SITUATED IN THE HENRY REINERMAN SURVEY, ABSTRACT NO. 644, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THE SOUTH ONE-HALF OF LOT 199, PARTIAL REPLAT OF SHADY ACRES, SECOND ADDITION, IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 582 OF THE HARRIS COUNTY DEED RECORDS SAID 0.1555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON.

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. SHOWN ARE AS IDENTIFIED BY THE RECORDED SUBDIVISION PLAT

EFF: 4/28/2021 of STEWART TITLE

Xavier Chapa 03/08/2022
XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

