

SCALE: 1"=20'-0"



GIBBONS STREET (60' R.O.W.)

LEGEND:

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- - CHAIN LINK FENCE
- ▨ - COVERED
- - WOOD FENCE
- ⊕ - POWER POLE
- ⊞ - WATER METER

LEGAL DESCRIPTION

LOT 1B
 BEING 0.0536 ACRE TRACT OF LAND OUT OF LOT ONE (1), IN BLOCK TEN (10) OF SMITH AND GIBBONS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.0536 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GIBBONS STREET AND THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, BEING THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1;

THENCE SOUTH 03 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE A DISTANCE OF 53.33 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 49 MINUTES 53 SECONDS EAST, OVER AND ACROSS SAID LOT 1 A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE WEST LINE OF SAID LOT 2, BEING THE NORTHEAST CORNER HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 46.67 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF SAID LOT 2, BEING THE SOUTHEAST CORNER OF LOT 1 AND HEREIN DESCRIBED TRACT;

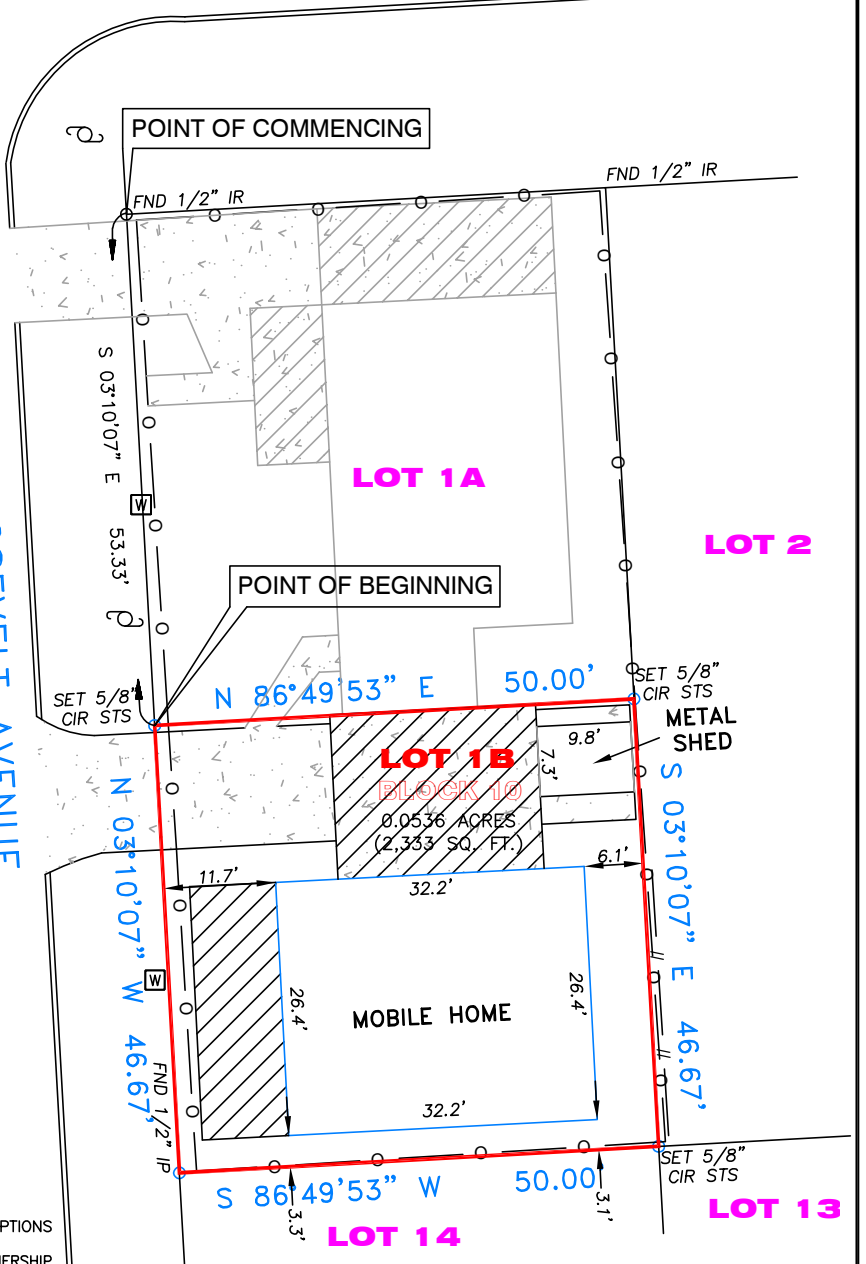
THENCE SOUTH 86 DEGREES 49 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE, BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 10 MINUTES 07 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF ROOSEVELT AVENUE A DISTANCE OF 46.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0536 ACRES (2,333 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

1. BOUNDARY BASED ON GPS OBSERVATION TEXAS SOUTH CENTRAL ZONE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED IN RP-2017-358976 DEED RECORDS OF HARRIS COUNTY, TEXAS.
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 2023. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

ROOSEVELT AVENUE (60' R.O.W.)



SITE PHOTOGRAPH



0.0536 ACRE TRACT OF LAND OUT OF LOT ONE (1), IN BLOCK TEN (10) OF SMITH AND GIBBONS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 54 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0885N, DATE 5-02-2019, 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.



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 plot 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:

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

GF _____ N/A _____ of _____ N/A _____

ADDRESS: 1303 ROOSEVELT STREET **LENDER:**
CITY: HOUSTON, TEXAS **ZIP:** 77012
PURCHASER:
JOB NO: 1138-23B **DATE:** 7-28-23 **SCALE:** 1"=20'-00" **REVISION:**

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg J-Suite 101 Houston, Texas 77082
 TEL. 281-556-6918 FAX 281-556-9331
 Firm Number: 10045400
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JOB NO: 1138-23

