

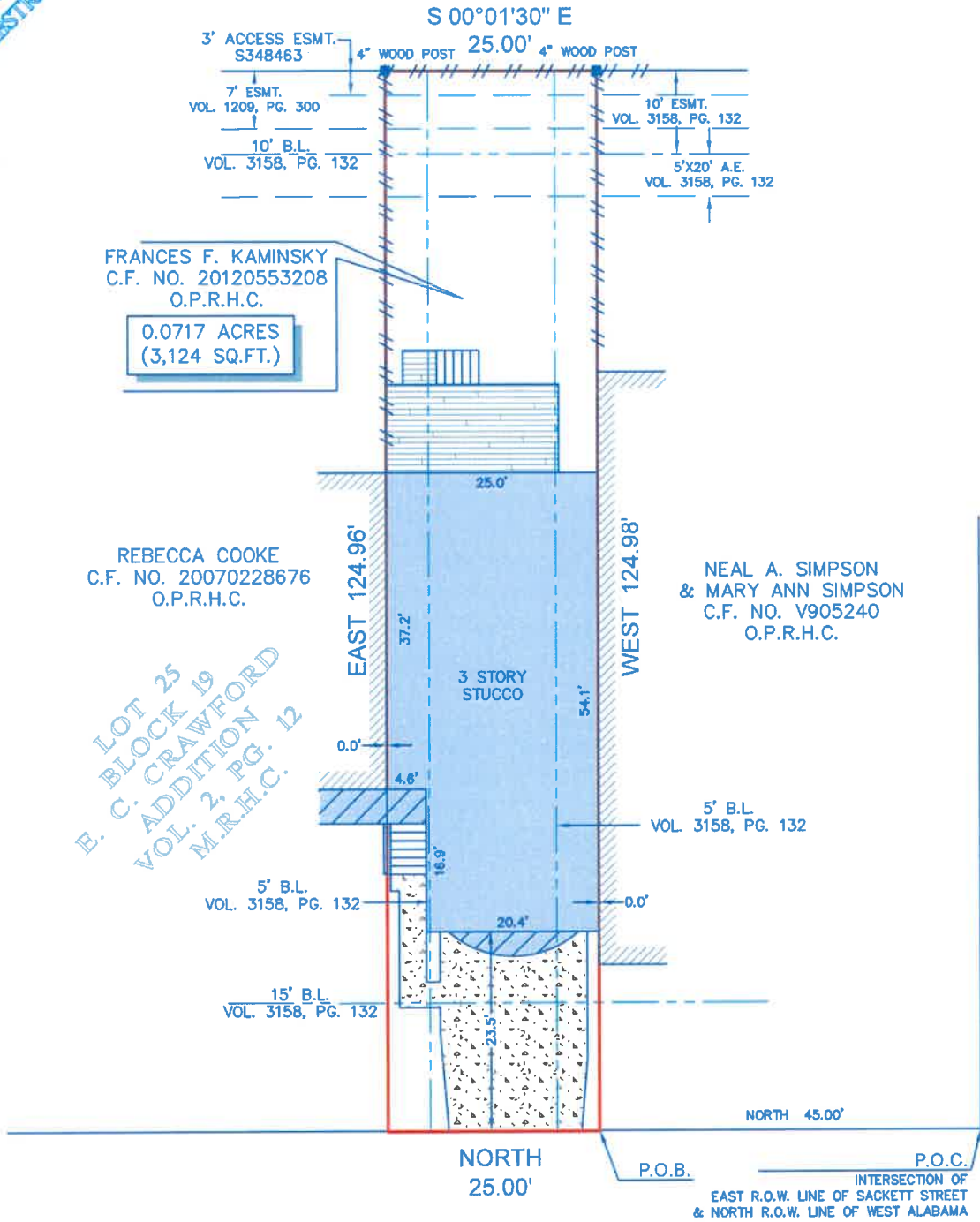


TITLE COMPANY:  
  
**TRADITION TITLE**  
 COMPANY  
 713-492-2912  
 G.F. #: 21-70003930      ISSUE DATE: 04-09-21



**A. C. REYNOLDS**  
**SURVEY**  
**ABSTRACT 61**

**KERRS FERNDALE ADDITION**  
**VOL. 725, PG. 666**  
**D.R.H.C.**  
 JILL W. BROWN  
 FAMILY PARTNERSHIP LTD  
 C.F. NO. Y913941  
 O.P.R.H.C.  
**LOT 10**  
**BLOCK 3**



**LOT 25**  
**BLOCK 19**  
**E. C. CRAWFORD**  
**ADDITION**  
**VOL. 2, PG. 12**  
**M.R.H.C.**

**WEST ALABAMA**  
 (50' R.O.W.) (PLATTED AS GRIFFIN STREET)  
 (60' R.O.W. VOL. 725, PG. 666 D.R.H.C.)

**SACKETT STREET**  
 (60' R.O.W.) (PLATTED AS SACKETT AVENUE)

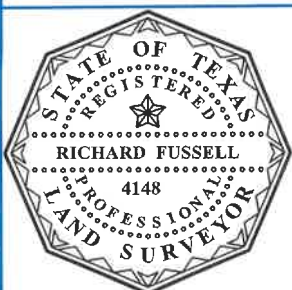
**LEGEND**

|  |                |  |                        |
|--|----------------|--|------------------------|
|  | CONCRETE       |  | FENCE                  |
|  | COVERED AREA   |  | WOOD                   |
|  | 2ND FLOOR ONLY |  | ADJOINING STRUCTURE    |
|  | WOOD DECK      |  | STEPS                  |
|  |                |  | STUCCO WALL            |
|  |                |  | B.L. = BUILDING LINE   |
|  |                |  | A.E. = AERIAL EASEMENT |

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 04-09-21, UNDER G.F. NO. 21-70003930.
- PARTY WALL AGREEMENT AS RECORDED UNDER C.F. NO. S665892 O.P.R.H.C.

**LEGAL DESCRIPTION:** A TRACT OF LAND CONTAINING 0.0717 ACRES (3,124 SQUARE FEET) SITUATED IN THE A.C. REYNOLDS SURVEY, ABSTRACT 61, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 25, IN BLOCK 19, OF A.C. CRAWFORD ADDITION, AS RECORDED IN VOLUME 2, PAGE 12, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



**SURVEYORS CERTIFICATE:**  
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 13, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

  
 RICHARD FUSSELL  
 RPLS# 4148

**CLIENT:** GAY WICKHAM  
**ADDRESS:** 2951 SACKETT STREET  
 www.survey1inc.com  
 survey1@survey1inc.com  
  
**Your Land Survey Company**  
 Firm Registration No. 100758-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

|                       |                     |
|-----------------------|---------------------|
| <b>FIELD CREW:</b>    | <b>TECH:</b>        |
| BM                    | JB                  |
| <b>DRAFTER:</b>       | <b>FINAL CHECK:</b> |
| JB                    | EF                  |
| <b>DATE:</b> 04-16-21 |                     |
| <b>JOB#</b>           | 4-95421-21          |

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.0717 ACRES (3,124 SQUARE FEET) SITUATED  
IN THE A. C. REYNOLDS SURVEY, ABSTRACT 61  
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0717 acres (3,124 square feet), situated in the A. C. Reynolds Survey, Abstract 61, Harris County, Texas, being all of a tract of land conveyed unto Frances F. Kaminsky by deed as recorded under County Clerk's File No. 20120553208 of the Official Public Records of Harris County, Texas, being out of and a part of Lot 25, in Block 19, of E. C. Crawford Addition, a subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Volume 2, Page 12, of the Map Records of Harris County, Texas. Said 0.0717-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the east right-of-way line of Sackett Street (60.00 feet wide) (platted as Sackett Avenue) and the north right-of-way line of West Alabama (50.00 feet wide) (platted as Griffin Street) (60.00 feet wide Volume 725, Page 666, of the Deed Records of Harris County, Texas);

THENCE North, along the east right-of-way line of said Sackett Street, a distance of 45.00 feet to a point for the southwest corner of said Lot 25 and POINT OF BEGINNING of said tract herein described;

THENCE continuing North, a distance of 25.00 feet to a point for the northwest corner of said tract herein described;

THENCE East, a distance of 124.96 feet to a found 4-inch wood post for the northeast corner of said tract herein described;

THENCE South 00°01'30" East, a distance of 25.00 feet to a found 4-inch wood post for the southeast corner of said tract herein described;

THENCE West, a distance of 124.98 feet to the POINT OF BEGINNING and containing 0.0717 acres (3,124 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated April 16, 2021, job number 4-95421-21.*

