



Joel Torres

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BEARINGS BASED ON SUBDIVISION PLAT
 DCM = DIRECTIONAL CONTROL MONUMENT
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 STM.S.E. = STORM SEWER EASEMENT

Fence locative ties are approximate and may not be used for boundary determination. Bearings based on identified monuments along the right-of-way line of Walston Lane. Easement for cable television (H569794) Easement for electric distribution facilities (G134853)

- OVERHEAD ELECTRIC
- EASEMENT
- BUILDING LINE
- FENCE
- GAS METER
- COVER
- CONCRETE

REALTOR:		 Lou Neesley GF No. 2407236-HO90		LENDER: N/A		SURVEYOR INFORMATION: LAPLANT SURVEYORS, INC. 17150 BUTTE CREEK 135 Houston, Texas 77090 281-440-8890 orders@houstonlandsurveying.com	
JOB NUMBER: 190348		LEGAL DESCRIPTION: Lot 3, Block 3 of Aldine Village (Unrecorded) Being part of Lot 15, Block 2 of Swea Gardens Volume 75, Page 92 Map Records of Harris County 511 Walston Lane Houston, Texas 77060				CERTIFICATION The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments overlapping of improvements, easements of apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon. A separate description has been prepared in conjunction with this description.	
CERTIFIED TO: Joel Torres							
NOTES		SURVEYOR'S NAME NOT VALID WITHOUT AN AUTHENTICATED SIGNATURE AND AUTHENTICATED SEAL		DATED: 5-31-2019 FIRM No. 10145800			
THIS SURVEY IS BASED ON TITLE COMMITMENT AS PROVIDED BY TITLE COMPANY, AND IS CERTIFIED FOR THE ABOVE DESCRIBED TRANSACTION ONLY AND NOT VALID FOR ANY OTHER TRANSACTIONS NOT DATED HEREON. SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH USE.							

LaPlant Surveyors, Inc.

17150 Butte Creek Road, Ste. 135
Houston Texas, 77090
281-440-8890
Firm No. 10145800

A tract of land containing 4301 square feet being known as Lot 3, Block 3 of Aldine Village, Section 2, an unrecorded subdivision out of Lot 15, Block 2 of Swea Gardens, a subdivision in the C. Walter Survey, Abstract Number 849 of Harris County Texas, as recorded in Volume 75, Page 92 of the Map Records of said Harris County, and being the same tract of land as described in deed to Margarita Martinez under Clerk's File Number 20080029791 of the Real Property Records of said Harris County, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) at the southeast corner of the herein described tract and the southwest corner of Lot 4 as described in deed to Veronica Lugo under Clerk's File Number S721643, and being located on the north right-of-way line of Walston Lane (50 feet in width);

THENCE N 89 deg 58 min 49 sec W along said north right-of-way line of Walston Lane and the south line of Lot 3, a distance of 51.69 feet to a point under a brick drive at the southwest corner of the herein described tract and the southeast corner of Lot 2 as described in deed to Antonio Castaneda under Clerk's File Number S715902;

THENCE N 00 deg 16 min 20 sec W along the west line of Lot 3 and the east line of Lot 2 and departing said north right-of-way line of Walston Lane, a distance of 84.27 feet to the northwest corner of the herein described tract and the northeast corner of Lot 2;

THENCE N 89 deg 59 min 57 sec E along the north line of Lot 3 and the south line of Lot 48 as described in deed to Dagoberto Rivera under Clerk's File Number L502190, a distance of 50.37 feet to the northeast corner of the herein described tract of land and being the northwest corner of the aforementioned Lot 4;

THENCE S 01 deg 10 min 09 sec E (called S 01 deg 11 min 52 sec E), a distance of 84.31 feet (called 84.76 feet) to the Point of Beginning and containing 4301 square feet of land.

A separate survey has been prepared in conjunction with this description.

