

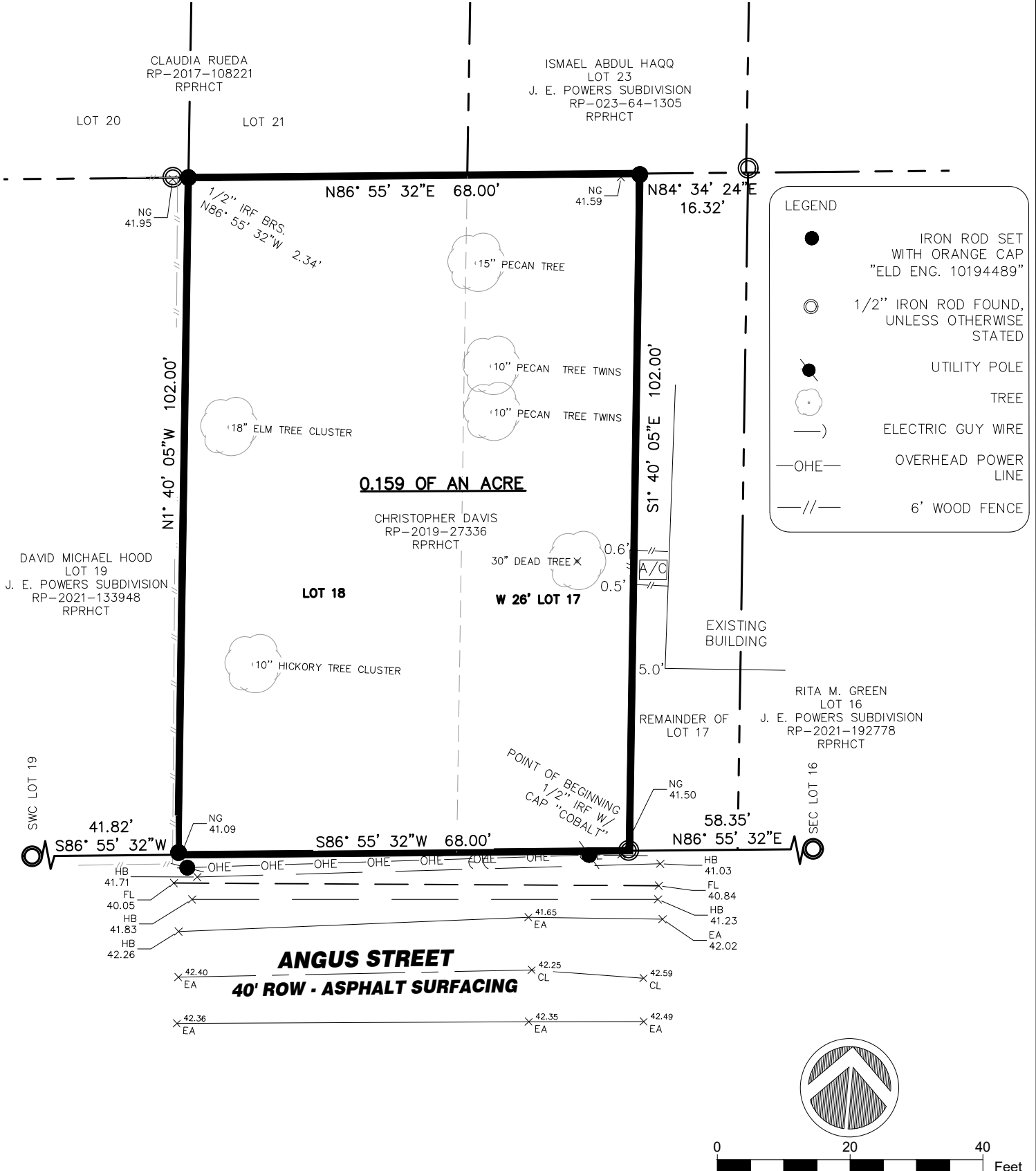
SURVEY OF

THE PROPERTY LOCATED AT 0_ ANGUS ST, CITY OF HOUSTON, BEING LOT 18 & THE WEST 26' OF LOT 17 OF J. E. POWERS SUBDIVISION, BEING AN UNRECORDED SUBDIVISION OF LOTS 4 & 7 OF C. L. SUMBARDO'S SUBDIVISION OF BLOCK 15 IN THE QUIMBY ADDITION TO THE CITY OF HOUSTON IN THE J. L. STANLEY SURVEY, ABSTRACT 700, VOLUME 2, PAGE 1 MAP RECORDS OF HARRIS COUNTY, TEXAS.

PANEL NO.: 480296 EFFECTIVE DATE: 6-18-2007
 FIRM NO.: 48201C0685L ZONE: X

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:
- PROPERTY SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS FOR ON-SITE SEWAGE FACILITIES CONTAINED IN VOLUME 2, PAGE 1 MAP RECORDS OF HARRIS COUNTY, TEXAS; DOC. NO. N556388; DOC. NO. N253886 REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS & CITY OF HOUSTON ORDINANCE NO. 1999-262.
 - PROPERTY AS SHOWN IS BASED ON BEST AVAILABLE EVIDENCE USING IRON PINS FOUND, POSSESSION, DEEDS AND TAX RECORDS.
 - EASEMENTS AND BUILDING LINES SHOWN PER PLAT.
 - BEARINGS AND ELEVATIONS FOR SURVEY ARE BASED ON NAD83 TX S CENTRAL, NAVD88 GPS OBSERVATIONS



SURVEY FOR:
AMERITEX HOMES
 PROPERTY ADDRESS:
0_ ANGUS ST
 SUBDIVISION - LOT, BLOCK
J. E. POWERS - LOT 18 & W 26' LOT 17
 DATE OF FIELD WORK: 12-13-2023 PROJECT NO.: AMH23-0251 DRAFTER: DM

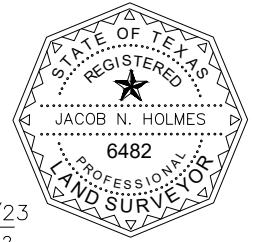
ERIC L. DAVIS ENGINEERING, INC.
 FIRM NO. 10194489
 401 PINSON ROAD
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eldengineering.com



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. THIS SURVEY IS ONLY CERTIFIED AS TO BOUNDARY FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GF: GA-2335536 OF AGENTS NATIONAL TITLE INSURANCE COMPANY
 EFF: NOVEMBER 10, 2023

Jacob N. Holmes
 JACOB HOLMES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6482
 12/15/23



METES AND BOUNDS DESCRIPTION FOR

THE PROPERTY LOCATED AT 0_ ANGUS ST, CITY OF HOUSTON, BEING LOT 18 & THE WEST 26' OF LOT 17 OF J. E. POWERS SUBDIVISION, BEING AN UNRECORDED SUBDIVISION OF LOTS 4 & 7 OF C. L. SUMBARDO'S SUBDIVISION OF BLOCK 15 IN THE QUIMBY ADDITION TO THE CITY OF HOUSTON IN THE J. L. STANLEY SURVEY, ABSTRACT 700, VOLUME 2, PAGE 1 MAP RECORDS OF HARRIS COUNTY, TEXAS.

PANEL NO.: 480296 EFFECTIVE DATE: 6-18-2007
FIRM NO.: 48201C0685L ZONE: X

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:
- PROPERTY SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS FOR ON-SITE SEWAGE FACILITIES CONTAINED IN VOLUME 2, PAGE 1 MAP RECORDS OF HARRIS COUNTY, TEXAS; DOC. NO. N556388; DOC. NO. N253886 REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS & CITY OF HOUSTON ORDINANCE NO. 1999-262.
 - PROPERTY AS SHOWN IS BASED ON BEST AVAILABLE EVIDENCE USING IRON PINS FOUND, POSSESSION, DEEDS AND TAX RECORDS.
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 - BEARINGS AND ELEVATIONS FOR SURVEY ARE BASED ON NAD83 TX S CENTRAL, NAVD88 GPS OBSERVATIONS

0.159 OF AN ACRE, BEING LOT 18 & THE WEST 26' OF LOT 17 OF J. E. POWERS SUBDIVISION, BEING AN UNRECORDED SUBDIVISION OF LOTS 4 & 7 OF C. L. SUMBARDO'S SUBDIVISION OF BLOCK 15 IN THE QUIMBY ADDITION TO THE CITY OF HOUSTON IN THE J. L. STANLEY SURVEY, ABSTRACT 700, VOLUME 2, PAGE 1 MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A DEED TO CHRISTOPHER DAVIS, RECORDED IN RP-2019-27336 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS (RPRHCT), AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COBALT" IN THE NORTH LINE OF ANGUS STREET (40' WIDE RIGHT-OF-WAY), SAME BEING IN THE SOUTH LINE OF SAID LOT 17, AND FOR THE SOUTH EAST CORNER OF SAID DAVIS TRACT, WHENCE A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 16 OF SAID J. E. POWERS SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO RITA M. GREEN, RECORDED IN RP-2021-192778 OF SAID RPRHCT BEARS NORTH 86°55'32" EAST, 58.35 FEET;

THENCE SOUTH 86°55'32" WEST, ALONG SAID NORTH LINE OF ANGUS STREET, COMMON WITH THE SOUTH LINE OF SAID LOT 17, AND CONTINUING WITH THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 68.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 18, SAME BEING THE SOUTHEAST CORNER OF LOT 19 OF SAID J. E. POWERS SUBDIVISION, AND THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO DAVID MICHAEL HOOD, RECORDED IN RP-2021-133948 OF SAID RPRHCT, WHENCE A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 19 AND SAID HOOD TRACT BEARS SOUTH 86°55'32" WEST, 41.82 FEET;

THENCE NORTH 01°40'05" WEST, ALONG THE COMMON LINE OF SAID LOTS 18 AND 19, SAME BEING THE COMMON LINE OF SAID HOOD AND DAVIS TRACTS, 102.00 FEET TO A 1/2" IRON REBAR SET FOR THE COMMON NORTH CORNER OF SAME, WHENCE A 1/2" IRON ROD FOUND BEARS NORTH 86°55'32" WEST, 2.34 FEET;

THENCE NORTH 86°55'32" EAST, ALONG THE NORTH LINE OF SAID LOT 18, COMMON WITH THE SOUTH LINE OF A TRACT DESCRIBED IN A DEED TO CLAUDIA RUEDA, RECORDED IN RP-2017-108221 OF SAID RPRHCT, AND CONTINUING WITH THE NORTH LINE OF SAID LOT 17 COMMON WITH THE SOUTH LINE OF A TRACT DESCRIBED IN A DEED TO ISMAEL ABDUL HAQQ, RECORDED IN RP-023-64-1305 OF SAID RPRHCT, 68.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "ELD ENG 10194489" FOR THE NORTHEAST CORNER OF SAID DAVIS TRACT, WHENCE A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID GREEN TRACT BEARS NORTH 84°34'24" EAST, 16.32 FEET;

THENCE SOUTH 01°40'05" EAST, ALONG THE EAST LINE OF SAID DAVIS TRACT AND ACROSS SAID LOT 17, A DISTANCE OF 102.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.159 OF AN ACRE, AS SURVEYED.

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|---|-----------------------------------|-----------------------|
| SURVEY FOR: AMERITEX HOMES | | |
| PROPERTY ADDRESS: 0_ ANGUS ST | | |
| SUBDIVISION - LOT, BLOCK J. E. POWERS - LOT 18 & W 26' LOT 17 | | |
| DATE OF FIELD WORK: 12-13-2023 | PROJECT NO.: AMH23-0251 | DRAFTER: DM |

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