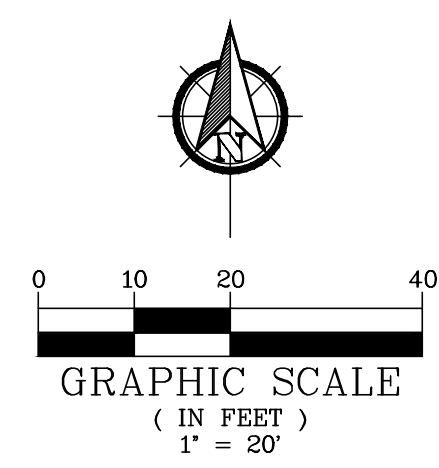
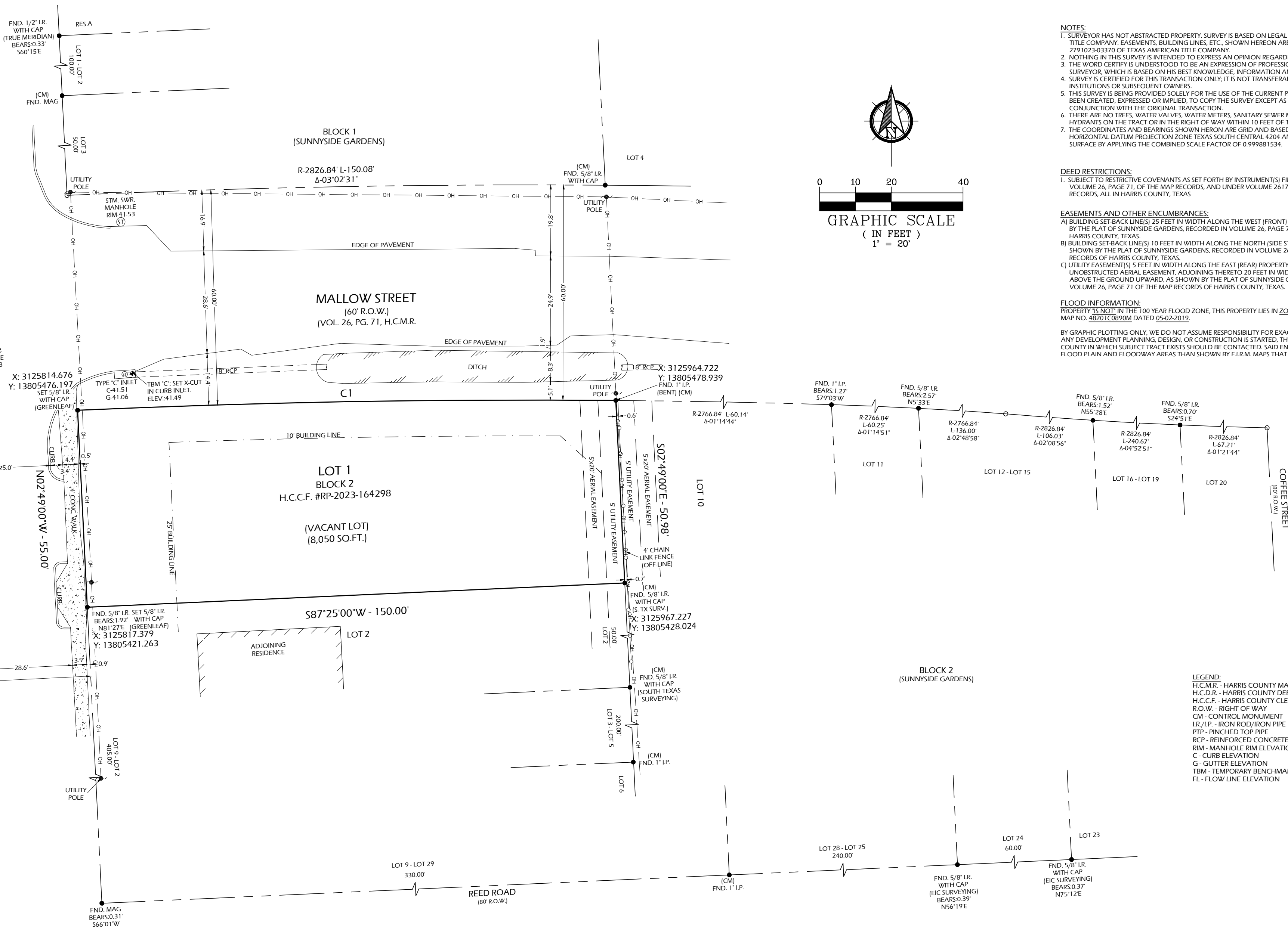


CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	03°06'29"	150.09'	2766.84'	N88°57'11"E	150.07'



- NOTES:**
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 2791023-03370 OF TEXAS AMERICAN TITLE COMPANY.
 2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 3. 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.
 4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 6. THERE ARE NO TREES, WATER VALVES, WATER METERS, SANITARY SEWER MANHOLES, TREES OR FIRE HYDRANTS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.
 7. THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999881534.

- DEED RESTRICTIONS:**
1. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 26, PAGE 71, OF THE MAP RECORDS, AND UNDER VOLUME 2617, PAGE 205, OF THE DEED RECORDS, ALL IN HARRIS COUNTY, TEXAS.

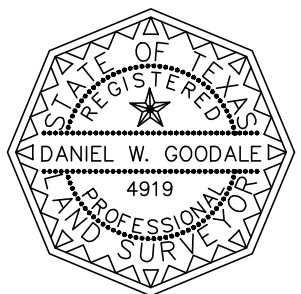
- EASEMENTS AND OTHER ENCUMBRANCES:**
- A) BUILDING SET-BACK LINE(S) 25 FEET IN WIDTH ALONG THE WEST (FRONT) PROPERTY LINE(S), AS SHOWN BY THE PLAT OF SUNNYSIDE GARDENS, RECORDED IN VOLUME 26, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 - B) BUILDING SET-BACK LINE(S) 10 FEET IN WIDTH ALONG THE NORTH (SIDE STREET) PROPERTY LINE(S), AS SHOWN BY THE PLAT OF SUNNYSIDE GARDENS, RECORDED IN VOLUME 26, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 - C) UTILITY EASEMENT(S) 5 FEET IN WIDTH ALONG THE EAST (REAR) PROPERTY LINE(S), TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT, ADJOINING THERE TO 20 FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, AS SHOWN BY THE PLAT OF SUNNYSIDE GARDENS, RECORDED IN VOLUME 26, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD INFORMATION:
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0890M DATED 05-02-2019.

BY GRAPHIC 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.

- LEGEND:**
- H.C.M.R. - HARRIS COUNTY MAP RECORD
 - H.C.D.R. - HARRIS COUNTY DEED RECORD
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - R.O.W. - RIGHT OF WAY
 - CM - CONTROL MONUMENT
 - I.R./I.P. - IRON ROD/IRON PIPE
 - PTP - PINCHED TOP PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - RM - MANHOLE RIM ELEVATION
 - C - CURB ELEVATION
 - G - GUTTER ELEVATION
 - TBM - TEMPORARY BENCHMARK
 - FL - FLOW LINE ELEVATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

9101 CULLEN BOULEVARD
HOUSTON, TEXAS 77033

DATE: 05-31-2023	CLIENT: OWENS MANAGEMENT SYSTEMS, LLC
REVISION:	JOYCE OWENS 12401 S. POST OAK RD, SUITE H HOUSTON, TX 77045
DRAWN BY: GST	OWNER: JASC GROUP, LLC
APPROVED BY: DWG	
PROJECT NO: GL-11558	

AN EXISTING CONDITION SURVEY OF
LOT ONE (1) IN BLOCK TWO (2), OF SUNNYSIDE GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
(BEARINGS AND GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM G.P.S. OBSERVATION)

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