

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

METES and BOUNDS:

All that certain 0.0825 acre tract of land being out of and a part of Lot One Hundred Eighty-Four (184) of WESTHEIMER GARDENS EXTENSION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 25, Page 62 of the Map Records of Harris County, Texas, said 0.0825 acre tract being situated in the Harvey Sanderson Survey, Abstract 725, Harris County, Texas, said 0.0825 acre tract being more particularly described by metes and bounds as follows:

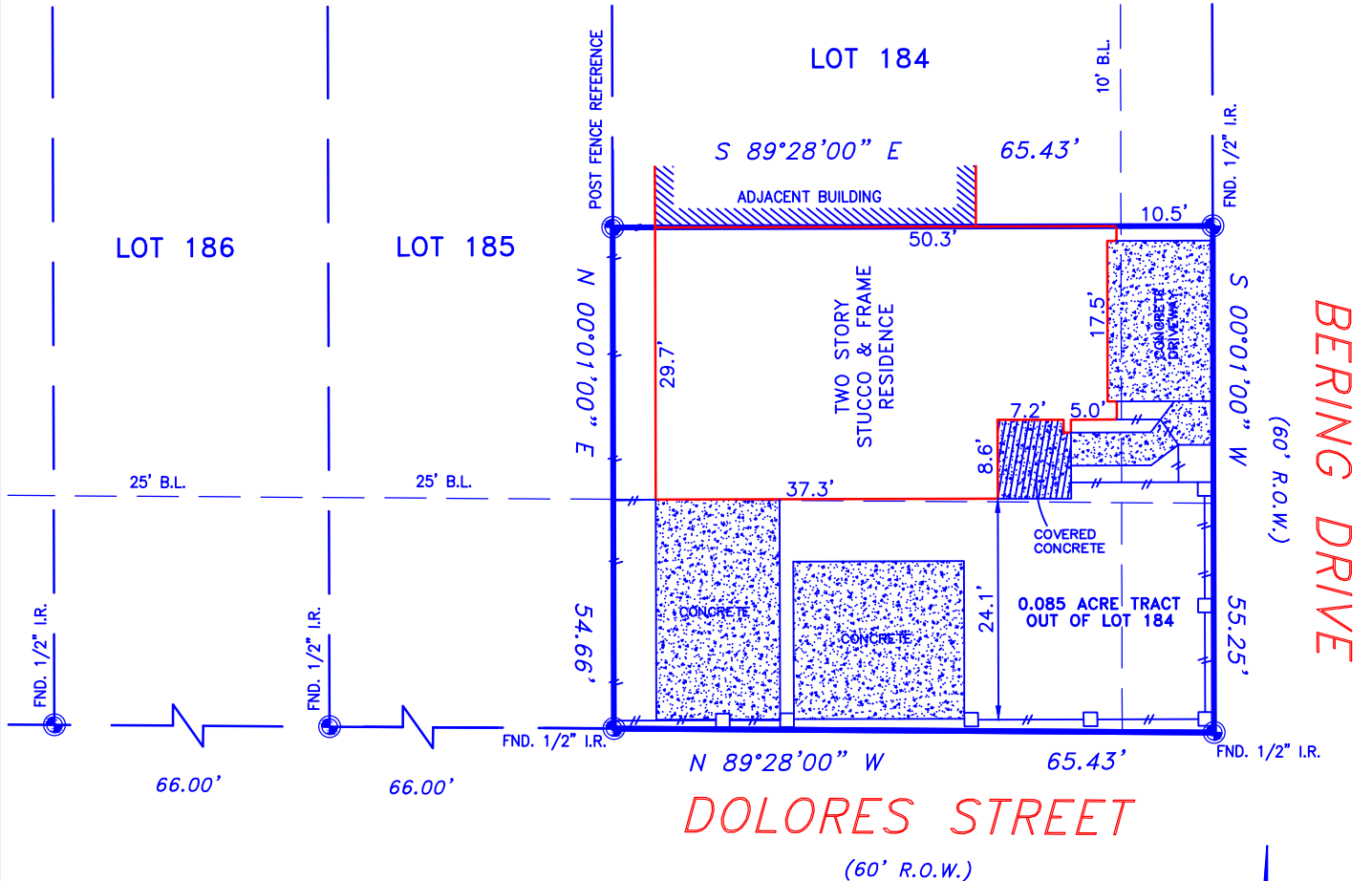
BEGINNING at a 5/8 inch iron rod set at the intersection of the North line of Dolores Street (based on a width of 60.00 feet), with the West line of Bering Drive (based on a width of 60.00 feet), said point also being the Southeast corner of Lot One Hundred Eighty-Four (184), of said WESTHEIMER GARDENS EXTENSION SUBDIVISION;

THENCE North 89 deg. 28 min. 00 sec. West a distance of 65.43 feet along the North line of Dolores Street to a 5/8 inch iron rod set for the Southwest corner of the 0.0825 acre tract herein described said point also being the Southwest corner of Lot One Hundred Eighty-Four (184) of said WESTHEIMER GARDENS EXTENSION SUBDIVISION;

THENCE North 00 deg. 01 min. 00 sec. East a distance of 54.66 feet along the common line between Lot(s) One Hundred Eighty-Four (184) and One Hundred Eighty-Five (185) of said WESTHEIMER GARDENS EXTENSION SUBDIVISION to a 5/8 inch iron rod set for the Northeast corner of the 0.0825 acre tract herein described;

THENCE South 89 deg. 59 min. 00 sec. East a distance of 65.43 feet in a 5/8 inch iron rod set in the West line of Bering Drive for the Northeast corner of the 0.0825 acre tract herein described;

THENCE South 00 deg. 01 min. 00 sec. West a distance of 55.25 feet along the West line of said Bering Drive to the TRUE POINT OF BEGINNING and containing 0.0825 acres of 3596 square feet.



NOTE(S):

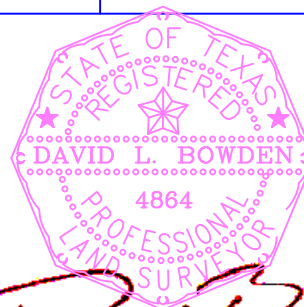
- 1) Property subject to subdivision covenants, conditions and restrictions be easements, building lines and other matters of record.
- 2) This survey was done with the benefit of a title report.
- 3) Bearing basis: Recorded subdivision plat.
- 4) Building setback line 25 feet in width along the south property line and 10 feet in width along the east property line as recorded in Volume 25, Page 62 of the Map Records of Harris County, Texas.
- 5) Building setback line 5 feet in width along the west property line as reflected in instrument recorded in Volume 1649, Page 95 of the Deed Records of Harris County, Texas.

SCALE
1"=25'

LOT(S): 184	BLOCK: -	SUBDIVISION: WESTHEIMER GARDENS EXTENSION		
RECORDATION: VOL 25, PAGE 62 H.C.M.R.	COUNTY: HARRIS	STATE: TEXAS	SURVEY: ---	
ADDRESS: 2922 Bering Dr		CITY: Houston, TX 77057	EFFECTIVE DATE: November 21, 2023	
PURCHASER: Kelly Wang and Joseph Kwokming Ku		TITLE COMPANY: FIDELITY NATIONAL TITLE	GF. No. 23-1644-AC1	

This survey was made by me or under my supervision on the ground on 10/8/2024 and correctly represents the facts found at the time of survey. Except as shown hereon, there are no visible or apparent discrepancies, conflicts, encroachments, protrusions, overlapping of improvements, encroachments into recorded easements, or violations of building or setback lines. All recorded easements and building or setback lines affecting the land surveyed that are listed in the Commitment for Title Insurance issued by Title Company, File No. 23-1644-AC1 dated effective November 21, 2023 and all fences and other improvements, visible or apparent easements, roads, and rights-of-way on or over the land, are located as shown hereon.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER F.I.R.M. MAP No. 48201C0855L DATED: 6/18/2007



David L. Bowden TX. R.P.L.S. No. 4864

Bowden Survey

PROFESSIONAL SURVEYING SERVICES

bowdensurvey.com

PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400

FIELD WORK	MV	10/4/2024
DRAFTED BY	AP	10/8/2024
JOB No.	C24-1004	
KEY MAP No.		