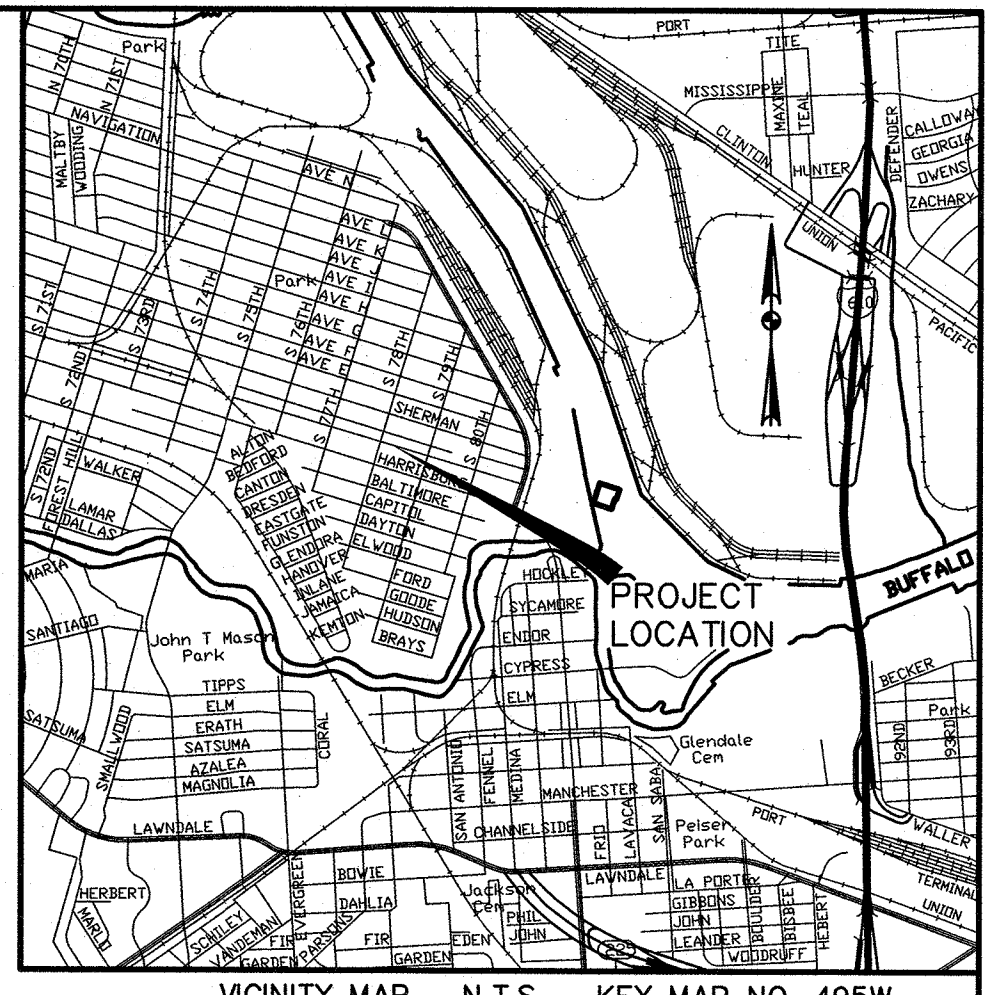



LINE TABLE		
LINE	LINE BEARING	DISTANCE
L1	N 72°55'32" W	25.00'




- NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GP NO. CH-7655-1076552000231-SA WITH AN EFFECTIVE DATE OF AUGUST 18, 2020, ISSUED AUGUST 26, 2020.
 - 2) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C088N, DATED MAY 2, 2019. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
 - 3) ALL BEARINGS ARE REFERENCED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
 - 4) GRID COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999870 AS NEEDED.
 - 5) SEE SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE.
 - 6) NOTICE OF STORM WATER QUALITY REQUIREMENTS, RECORDED UNDER H.C.C.F. NO. RP-2018-123018.
 - 7) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND REPLATING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N-253886, AND BEING AMENDED BY ORDINANCE NO. 1989-262.

- LEGEND**
- SANITARY SEWER MANHOLE (SAN. M.H.)
 - STORM SEWER MANHOLE (STM. M.H.)
 - STORM SEWER INLET
 - ⬮ FIRE HYDRANT (F.H.)
 - ⬮ WATER VALVE (W.V.)
 - ⬮ WATER METER (W.M.)
 - ⬮ POWER POLE (P.P.)
 - ⬮ DOWN GUY (D.G.)
 - ⬮ TRAFFIC SIGN (T.S.)
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
H.C.C.F. INDICATES HARRIS COUNTY CLERK'S FILE
N.S.B.B. INDICATES NORTH SIDE BUFFALO BAYOU
- NO. - NUMBER
N - NORTH
S - SOUTH
E - EAST
W - WEST
NG - NATURAL GROUND
RCP - REINFORCED CONCRETE PIPE
PVC - POLY VINYL CHLORIDE (PLASTIC PIPE)
CPP - CORRUGATED PLASTIC PIPE
HDPE - HIGH DENSITY POLYETHYLENE
CM - CONTROLLING MONUMENT
T/C - TOP OF CURB
GUT - GUTTER
B - BOLLARD
C.O. - CLEANOUT
G.I. - GRATE INLET
TB - TOP OF BANK
H - HANDICAP SPACE
F/L - FLOWLINE
C/L - CENTERLINE
BFE - BASE FLOOD ELEVATION
- 10b - ITEMS LISTED ON SCH. B OF TITLE COMMITMENT

 HOUSTON PUBLIC WORKS	
APPROVAL	DATE
SURVEY SECTION	
RIGHT OF WAY SECTION	
KEY MAP No. 495W	GIMS MAP No. 5656C
PARCEL NO.	
JOB NO.	
WBS NO.	
ILMS NO.	

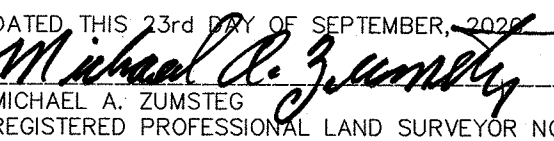
LAND TITLE SURVEY MAP OF
1.6708 ACRES (72,781 SQUARE FEET) OF
LAND BEING LOTS 15 THROUGH 35, BLOCK
3, OF MAGNOLIA PARK SECTION 2
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOL. 4, PG. 69 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS.

DATE: SEPTEMBER, 2020 SCALE: 1" = 30'

 **CENTURY ENGINEERING, INC.**
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
TIFLS NO. F-100965-0
Fax: 713-780-7662 Email: dmaslitta@centuryengineering.com

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON SEPTEMBER 14, 2020 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 23rd DAY OF SEPTEMBER, 2020


MICHAEL A. ZUMSTEG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5127



PROPERTY ADDRESS:
7811 HARRISBURG
HOUSTON, TX. 77012