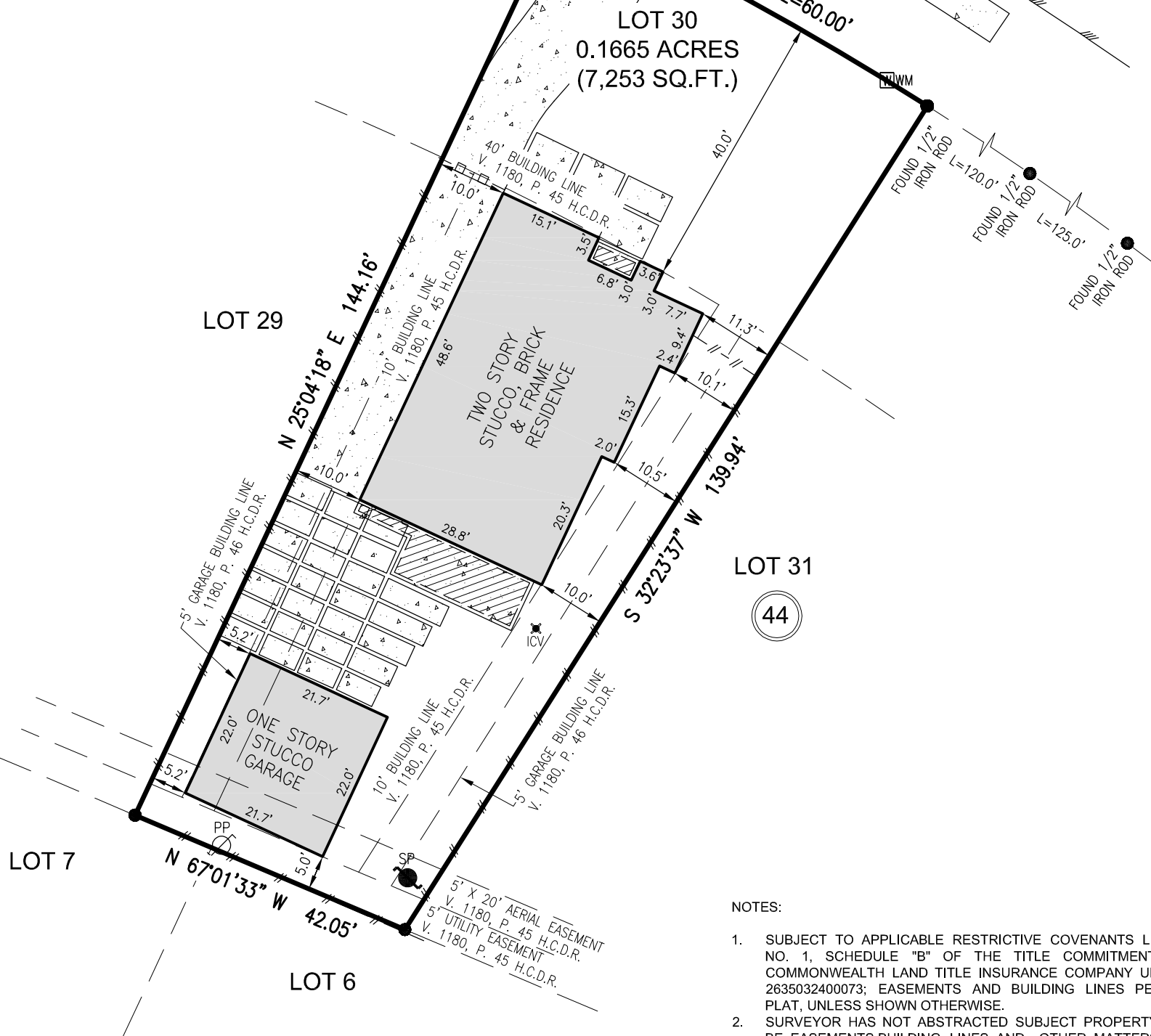




SCALE: 1"=20'

GARDENIA DRIVE
(60' RIGHT-OF-WAY)



NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY UNDER G.F. NO. 2635032400073; EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. BUILDING LINE RESTRICTIONS PER VOLUME 1180, PAGE 46 H.C.D.R.
4. FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.
5. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS TEXAS SOUTH CENTRAL ZONE NO. 4204.

F.I.R.M. NO. 48201C PANEL 0660M 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.

EFFECTIVE DATE 06/09/2014 ZONE "X"

AS-BUILT SURVEY OF LOT THIRTY (30), BLOCK 44, OF GARDEN OAKS ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1163, PAGE 24 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYED FOR: SAMUEL J. MILLIGAN AND LUCY J. JAY

ADDRESS: 935 GARDENIA DRIVE, HOUSTON, TEXAS 77018

COMMONWEALTH LAND TITLE INSURANCE COMPANY	JOB NUMBER: 050424
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FIELD WORK: 05/23/2024	SCALE: 1" = 20'
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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. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:

GF: 2635032400073 COMMONWEALTH LAND TITLE INSURANCE COMPANY
 EFF: 03/24/2024 of _____

Xavier Chapa 05/23/2024
 XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

