

FLOOD PLAIN INFO:

THIS PROPERTY APPEARS TO BE SITUATED OUTSIDE OF THE 100 YEAR FLOOD PLAIN; AS PER FEMA FIRM PANEL NO. 48201C0690N DATED: 01/06/2017 ZONE: "X"

(BASED ONLY ON VISUAL EXAMINATION OF MAPS) THIS DETERMINATION TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER PROPERTY MAY FLOOD.

BENCHMARK

THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO HARRIS COUNTY REFERENCE MARK NO: RM210065 HAVING GRID COORDINATES OF:

N: 13,842,397.58
E: 3,110,931.42

GPS PUBLISHED ELEVATION 41.84' (NAVD88, 2001 ADJ.)
GPS OBSERVED ELEVATION: 41.91' (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARK (TBM)

MAG-NAIL SET TOWARDS THE WEST EDGE OF ASPHALT ALONG OF STEVENS ST. ASPHALT ROAD, LOCATED APPROXIMATELY 23.76 FEET NORTH AND 21.45 FEET EAST OF THE SOUTHEAST PROPERTY CORNER. ELEV= 46.07' (NAVD 88, 2001 ADJ.)

GENERAL NOTES

1. ALL INFORMATION SHOWN HEREON IS FROM AN "ON THE GROUND" SURVEY PERFORMED DURING THE MONTH OF JANUARY 2024.

2. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEY DATA, GEOHUB UTILITY INFORMATION, & VISIBLE OBSERVATION. SURVEYOR DOES NOT WARRANT UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN OR AROUND THE SUBJECT TRACT, CURRENTLY IN SERVICE OR ABANDONED. SURVEYOR FURTHER DOES NOT WARRANT UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. LOCATIONS SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES/EVIDENCE ON AND IN IMMEDIATE VICINITY OF THE SUBJECT TRACT. NO PROBING, DIGGING, EXCAVATION OR ANY OTHER METHOD WAS PERFORMED TO LOCATE UTILITIES. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO BEGINNING EXCAVATION OR CONSTRUCTION ON THE SUBJECT TRACT. TEXAS 811 (CALL BEFORE YOU DIG) (1-800-344-8377) SERVICE SHOULD BE NOTIFIED TO LOCATE & MARK UTILITIES THAT MAY EXIST ON THE SUBJECT TRACT WHICH MAY HAVE NOT BEEN SHOWN OR LOCATED ON THIS TOPOGRAPHIC SURVEY.

NOTES:

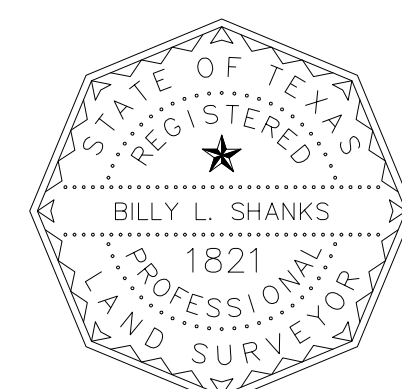
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) (CONUS), SOUTH CENTRAL ZONE (5401, FIPS 4204), VERTICAL ADJUSTMENT: GEOID 18 (CONUS), PER GPS OBSERVATIONS.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER (CPL) FOR PLATTING PURPOSES ISSUED BY CHARTER TITLE COMPANY, FILE NO. 2024-0069, DATED 01-24-2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- THE COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE (NO. 4204). NO GROUND SCALE FACTOR HAS BEEN APPLIED TO THIS PLAN. (SCALE FACTOR: 1.0)

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 SURVEY AND THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES EXCEPT AS SHOWN.

DATED THIS THE 19TH DAY OF FEBRUARY 2024

Billy L. Shanks

BILLY L. SHANKS
REGISTRATION NO. 1821

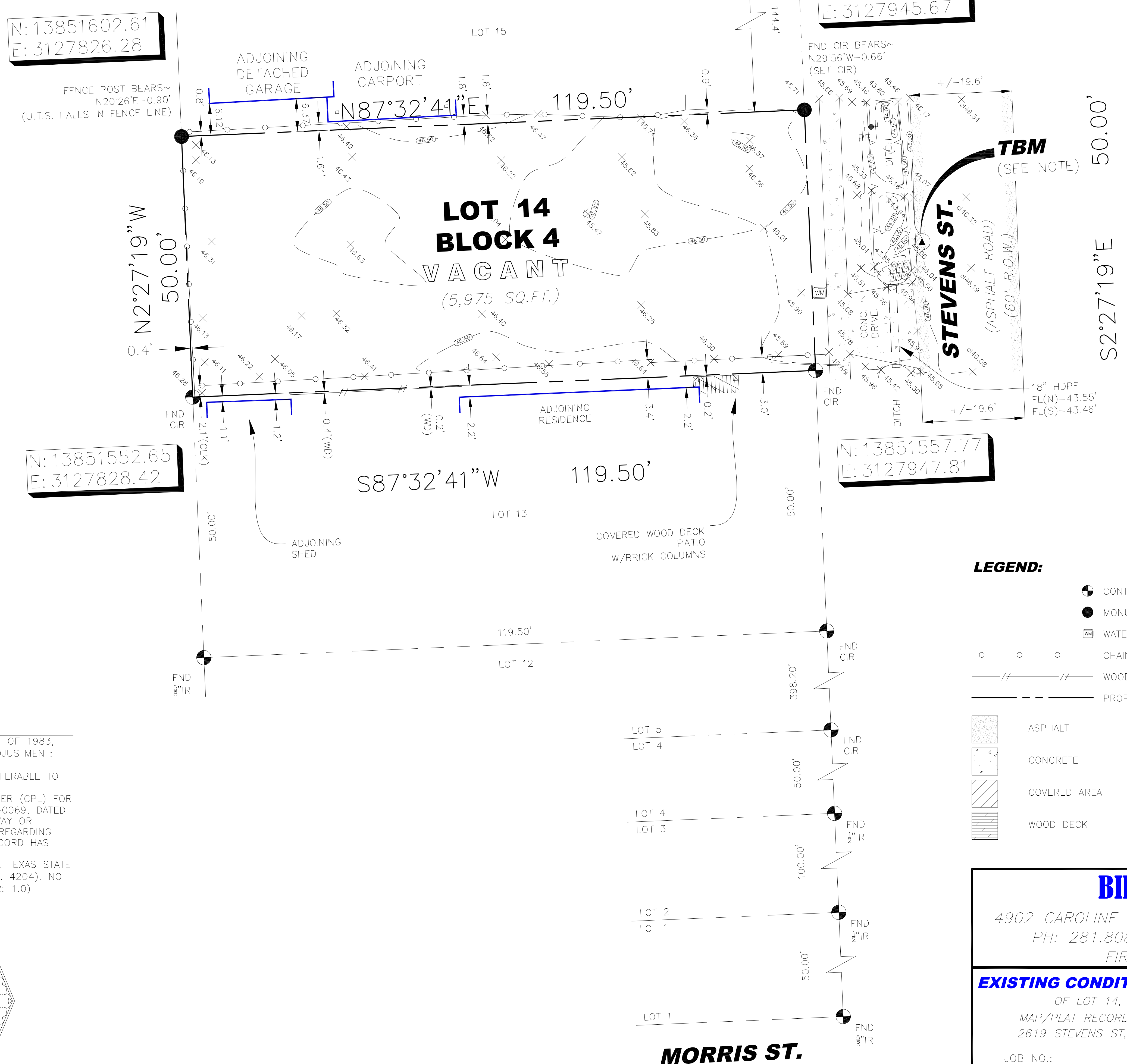


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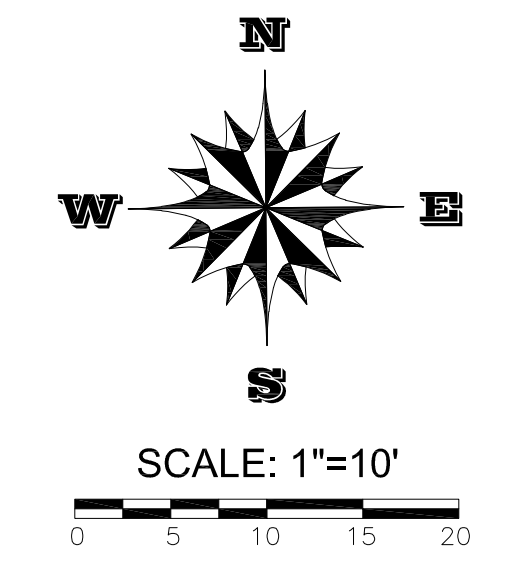
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N: 13851607.72
E: 3127945.67

N: 13851557.77
E: 3127947.81



SAN. SEW. M.H.
TOP OF RIM=46.56
(UFID 8058524)



LEGEND:

- CONTROL MONUMENT
 - MONUMENT FOUND/SET
 - WATER METER
 - CHAIN FENCE
 - WOOD FENCE
 - PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - COVERED AREA
 - WOOD DECK
 - CONTROL MONUMENT
 - MONUMENT FOUND/SET
 - WATER METER
 - CHAIN FENCE
 - WOOD FENCE
 - PROPERTY LINE
 - ASPHALT
 - CONCRETE
 - COVERED AREA
 - WOOD DECK
- CLK=CHAIN LINK FENCE
C.I.R.=CAPPED IRON ROD
CL=CENTERLINE (CL OF ROAD)
FL=FLOWLINE
FND=FOUND
HDPE=HIGH DENSITY-POLYETHYLENE PIPE
I.R.=IRON ROD
PP=POWER POLE
R.O.W.=RIGHT-OF-WAY
TR=TOP OF RIM
U.T.S.=UNABLE TO SET
WD=WOOD
WM=WATER METER

BILLY L. SHANKS

4902 CAROLINE STREET SEABROOK, TX 77586
PH: 281.808.4789 FAX: 281.291.8872
FIRM NO. 10193000

EXISTING CONDITIONS & TOPOGRAPHIC SURVEY
OF LOT 14, BLOCK 4, RICHARDSON ADDITION
MAP/PLAT RECORDED IN VOL. 655, PG. 212 OF H.C.D.R.
2619 STEVENS ST, HOUSTON, HARRIS COUNTY, TX 77026

JOB NO.: BS24-0124
DATE: 02-19-2024
FOR: CGEA|PLANNING+DESIGN

MORRIS ST.
(60' R.O.W.)