



NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SEBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988954428.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48201C0800M, REVISED DATE OF JANUARY 6, 2017, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. METES AND BOUNDS DESCRIPTIONS OF THE SURVEYED PROPERTIES WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

SYMBOLS

- ### LEGEND

- AC. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
CHB = CHORD BEARING
CHD = CHORD LENGTH
CHD = DRAINAGE EASEMENT
ESMT. = EASEMENT
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.D.C.D. = HARRIS COUNTY DRAINAGE DISTRICT
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
L = LENGTH
L.E. = LANDSCAPE EASEMENT
LTD. = LIMITED
NO. = NUMBER
NR = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
S.A.N.S.E. = SANITARY SEWER EASEMENT
ST.M.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
P.O.B. = POINT OF BEGINNING
CIR = CAPPED IRON ROD
IR = IRON ROD
IP = PIPE
H.L.&P. = HOUSTON LIGHTING AND POWER
P.S. = PARKING SPACES
MSG = MILLER SURVEY GROUP
COP = CORRUGATED COPPER PIPE
CMP = CORRUGATED METAL PIPE
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE



I CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2020.

DATED THIS THE 3RD DAY OF SEPTEMBER, 2020

CAROLYN J. QUINN, RPLS
TEXAS REGISTRATION No. 6033
JARDINE@MILLERSURVEY.COM

PROPERTY ADDRESSES:
DENNIS ST., HOUSTON, TX 77004
McGOWEN AVE., HOUSTON, TX 77004

LAND TITLE SURVEY
0.2274 ACRE TRACT
AND 0.1371 ACRE TRACT
LOCATED IN THE
LUKE MOORE SURVEY, A-51
HARRIS COUNTY, TEXAS

MILLER
SURVEY★GROUP

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TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3095-JR-COLOR	SCALE: 1" = 40'	DATE: 08/28/2020	FIELD BOOK: HM
DWG. NO.: 3095-JR-COLOR.DWG	DRAWN BY: DKA	CHK BY: CJQ	M&B Nos. 201250 & 201251