

Line Table		
Line	Length	Direction
L1	50.02	S72°35'06"E
L2	5.52	S18°11'01"W
L3	1.19	S71°54'57"E
L4	34.76	S18°10'24"W
L5	40.15	N17°26'50"E
L6	150.14	S72°27'17"E
L7	39.78	S17°32'43"W
L8	150.14	N72°27'17"W
L9	39.78	N17°32'22"E

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 SETBACKS 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: 0.999898954428.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 4820100800M, 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.

LEGEND

- AC. = ACRE
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
CHB = CHORD BEARING
CHD = CHORD LENGTH
D.E. = DRAINAGE EASEMENT
ESMT. = EASEMENT
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.D.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.S.E. = SANITARY SEWER EASEMENT
STM.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
IP = IRON PIPE
H.L.&P. = HOUSTON LIGHTING AND POWER
P.S. = PARKING SPACES
MSG = MILLER SURVEY GROUP
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE

SYMBOLS

- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
● = SET 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED)
■ = A.C. PAD
● = BLOW OFF VALVE
● = BOLLARD
● = BUSH
■ = CABLE BOX
● = CABLE MARKER
○○ = CLEAN-OUT
■ = CURB INLET
■ = E-INLET
■ = ELECTRIC BOX
■ = ELECTRIC MANHOLE
■ = FIRE DEPARTMENT CONNECTION
○ = FLAG POLE
○ = FLUSH VALVE
■ = GAS METER
■ = GAS VALVE
■ = GRATE INLET
■ = GREASE TRAP
→ = GUY ANCHOR
○ = HANDICAPPED PARKING SPACE
○ = IRRIGATION CONTROL VALVE
■ = JUNCTION BOX
* = LIGHT STANDARD
● = MONITORING WELL
○ = PIPELINE MARKER
○ = POWER POLE
○ = POWER POLE W/LIGHT
○ = SAMPLE WELL
○ = SANITARY MANHOLE
○ = SERVICE POLE
○ = SIGN
○ = SPRINKLER HEAD
○ = STORM MANHOLE
○ = TELEPHONE MANHOLE
△ = TELEPHONE PEDESTAL
■ = TRAFFIC SIGNAL CONTROL BOX
○ = TRAFFIC SIGNAL POLE
■ = WATER METER
○ = WATER VALVE

HOUSTON PUBLIC WORKS

APPROVAL

DATE

SURVEY SECTION

RIGHT OF WAY SECTION

KEY MAP No. 494 W

GIMS MAP No. 5456 D

PARCEL No.

JOB No.

WBS No.

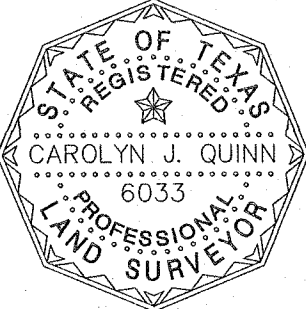
ILMS No.

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. Guinn
CAROLYN J. GUINN, RPLS
TEXAS REGISTRATION NO. 6033
JARDINE@MILLERSURVEY.COM

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



REVISED:

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
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043
PHONE 713-413-1900 • FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

JOB NO.: 3095-JR-BDY

SCALE: 1"= 40'

DATE: 08/28/2020

FIELD BOOK: HM

DWG. NO.: 3095-JR-BDY.DWG

DRAWN BY: DKA

CHK BY: CJO

M&B Nos. 201250 & 201251