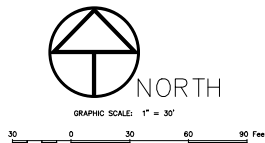


HOUSTON, HARRIS COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2000'



DESCRIPTION  
BEING ALL OF LOTS 6 THROUGH 8, BLOCK E  
RE-PLAT OF TIFFANY GARDENS, RECORDED IN  
VOLUME 26, PAGE 69, HARRIS COUNTY MAP RECORDS  
SITUATED IN THE HORATIO BACHELDER SURVEY,  
ABSTRACT NO. 147 HARRIS COUNTY, TEXAS

#### GENERAL NOTES

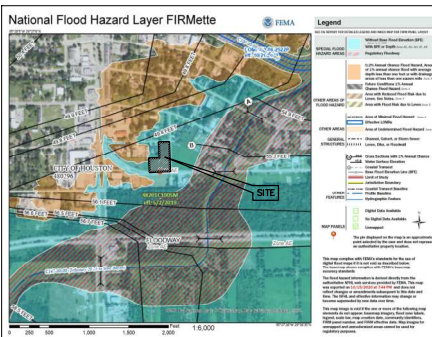
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN ARE MEASURED DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99999944.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1030M REVISED (DATED MAY 2, 2016), THE SUBJECT TRACT APPEARS TO BE WITHIN SHADDED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR INCREASED FLOODING DURING ANY FLOODING EVENT. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USES OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINES. ALONG AN ADJACENT STREET, REFERENCE TO CITY OF HOUSTON BUILDING CODES TO DETERMINE MINIMUM REQUIRED SETBACK REQUIREMENTS. A REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION, THIS TRACT MAY REQUIRE PLATING AS A CONDITION FOR REISSUING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DERIVED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE WAY MEASUREMENT LOCATIONS.
9. THE WORD "TYPICAL" OR "TYPICALITY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.

#### LEGEND

- \* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
  - HC - HANDICAP
  - OV - GAS VALVE
  - PH - FIRE HYDRANT
  - WM - WATER METER
  - WV - WATER VALVE
  - CC - IRRIGATION CONTROL VALVE
  - GI - GRATE INLET
  - GR - GRATE INLET
  - MA - MANHOLE
  - CL - CLEANOUT
  - TE - TELEPHONE PEDestal
  - EB - ELECTRIC BOX
  - TS - TRAFFIC SIGNAL BOX
  - LP - LIGHT POLE
  - TL - TRAFFIC LIGHT POLE
  - GR - GROUND/SPOT LIGHT
  - PO - POWER POLE
  - PT - POWER POLE W/ TRANSFORMER
  - PL - POWER POLE W/ LIGHT
  - WC - POWER POLE W/ CLOSET
  - ME - METER POLE
  - SE - SERVICE POLE
  - AV - GUY AND/OR
  - OP - OVERHEAD POWER LINE
  - BF - BARBED WIRE FENCE
  - MF - MOUNTED IRON FENCE
  - WF - WOOD FENCE
  - CF - CHAINLINK FENCE
  - GP - GATE POST
  - PP - FOR PLANS
  - AP - APPROXIMATE
  - HS - HIGHWAY
  - SI - SIGN
  - UC - UNDERGROUND CABLE SIGN
  - CT - CATHODIC TIE LEAD
  - WM - WARNING MARK
  - PM - FIRE ALARM PULL MARK
  - TC - TOP OF CURB
  - GL - GUTTER
  - TC - TOP OF GRATE
  - FL - FLOW LINE
  - HS - HIGHWAY
  - CS - CANTARY SINKER
  - ST - STORM SEWER
  - CM - CORRUGATED METAL PIPE
  - CP - CORRUGATED PLASTIC PIPE
  - HC - HIGHWAY CONCRETE PIPE
  - TE - TELEPHONE
  - SW - SOUTHWESTERN BELL TELEPHONE CO.
  - WH - WATER
  - UB - UNDERGROUND
  - FO - FLOOD
  - HCCA - HARRIS COUNTY CLERK FILE
  - HCSA - HARRIS COUNTY DEED RECORDS
  - HSCA - HARRIS COUNTY MAP RECORDS
  - P - IRON PIPE
  - R - IRON ROD
  - MS - MANHOLE
  - PA - PAVE
  - R.O.W. - RIGHT-OF-WAY
  - SF - SQUARE FEET
  - VL - VOLUME
  - FL - FILE CODE
  - BL - BUILDING LINE
  - UL - UTILITY ELEMENT
  - TL - TREE/SHRUB

Subject Area of  
Encroachment  
Application

#### FLOOD INFORMATION



BENCHMARK - 030415 PUBLISHED ELEVATION = 54.34'  
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 030415, BEING AN ALUMINUM ROD ON NORTH SIDE OF WEST FUQUA STREET, APPROXIMATELY 300 FEET EAST OF THE INTERSECTION OF WEST FUQUA STREET AND NELSON STREET, HAVING AN ELEVATION OF 54.34 FEET (NAD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION = 53.30'  
TEMPORARY BENCHMARK "A" IS A BOX CUT ON TOP OF A 24" ROP AT THE NORTHWEST INTERSECTION OF FUQUA GARDENS VIEW DRIVE AND LITTLE STREET, HAVING AN ELEVATION OF 53.30 FEET (NAD83, 2001 ADJUSTMENT).

TEMPORARY BENCHMARK "B" ELEVATION = 55.61'  
TEMPORARY BENCHMARK "B" IS A 600 NAL SET IN A POWERPOLE ON THE EAST SIDE OF LITTLE STREET, APPROXIMATELY 24 FEET NORTH OF THE INTERSECTION OF FUQUA GARDENS DRIVE AND LITTLE STREET, HAVING AN ELEVATION OF 55.61 FEET (NAD83, 2001 ADJUSTMENT)

REVISIONS		
DATE	REASON	BY

#### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN ON THIS SURVEY. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B AND CATEGORY 6, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD PATRICK KELL  
Registered Professional Land Surveyor  
Texas Registration No. 6424



DATE 10/15/2020



7784 NORRILL HEIGHTS LN. | BROOKSHIRE, TX 77833 | 281.434.0044  
FIRM REGISTRATION NO. 10144141 | KELL@RPKLANDSERVICES.COM

STANDARD LAND AND TOPOGRAPHIC SURVEY  
OF LOTS 6 THROUGH 8, BLOCK E  
RE-PLAT OF TIFFANY GARDENS RECORDED IN VOLUME 26,  
PAGE 69, HARRIS COUNTY MAP RECORDS  
SITUATED IN THE  
HORATIO BACHELDER, ABSTRACT NO. 147  
HARRIS COUNTY, TEXAS

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FIELD BY: RPK/JA CHECKED BY: RPK JOB NO. 09-20-001  
DRAWN BY: MJT DATE: 10/15/2020 SHEET NO. 1 OF 1