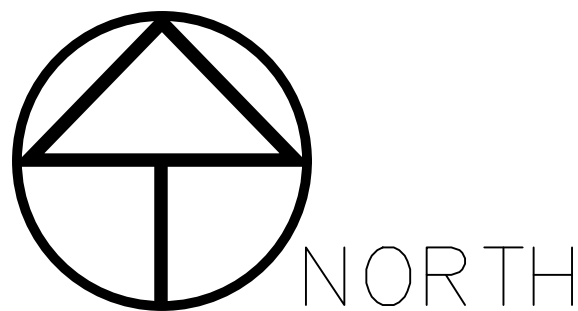
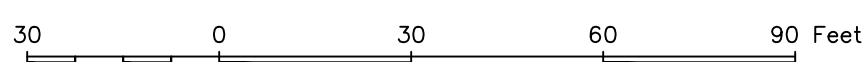


HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 30'



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

- 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 MY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999872534.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1005M REVISED/DATED MAY 2, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "AE". 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 ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" 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 EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- 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	
	BOLLARD
	HANDICAP
	GAS METER
	GAS VALVE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	GRATE INLET
	GRATE INLET
	MANHOLE
	CLEANOUT
	TELEPHONE PEDESTAL
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	LIGHT POLE
	TRAFFIC LIGHT POLE
	GROUND/SPOT LIGHT
	POWER POLE
	POWER POLE W/TRANSFORMER
	POWER POLE W/LIGHT
	POWER POLE W/CONDUIT
	METER POLE
	SERVICE POLE
	GUY ANCHOR
	OVERHEAD POWER LINE
	BARBED WIRE FENCE
	WROUGHT IRON FENCE
	WOOD FENCE
	CHAINLINK FENCE
	GATE POST
	PER PLANS
	APPROXIMATE
	HIGHBANK
	SIGN
	PIPELINE MARKER
	UNDERGROUND CABLE SIGN
	CATHODIC TEST LEAD
	PIN FLAG/PAINT MARK
	TOP OF CURB
	GUTTER
	TOP OF GRATE
	FLOW LINE
	HIGHBANK
	SANITARY SEWER
	STORM SEWER
	CORRUGATED METAL PIPE
	CORRUGATED PLASTIC PIPE
	REINFORCED CONCRETE PIPE
	TELEPHONE
	SOUTHWESTERN BELL TELEPHONE CO.
	WATER
	UNDERGROUND
	FOUND
	HARRIS COUNTY CLERK FILE
	HARRIS COUNTY DEED RECORDS
	HARRIS COUNTY MAP RECORDS
	IRON PIPE
	IRON ROD
	NUMBER
	PAGE
	RIGHT-OF-WAY
	SQUARE FEET
	VOLUME
	FILM CODE
	BUILDING LINE
	UTILITY EASEMENT
	TREE/SHRUB

SURVEYOR'S CERTIFICATION

TO:

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, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424
10/15/2020
DATE



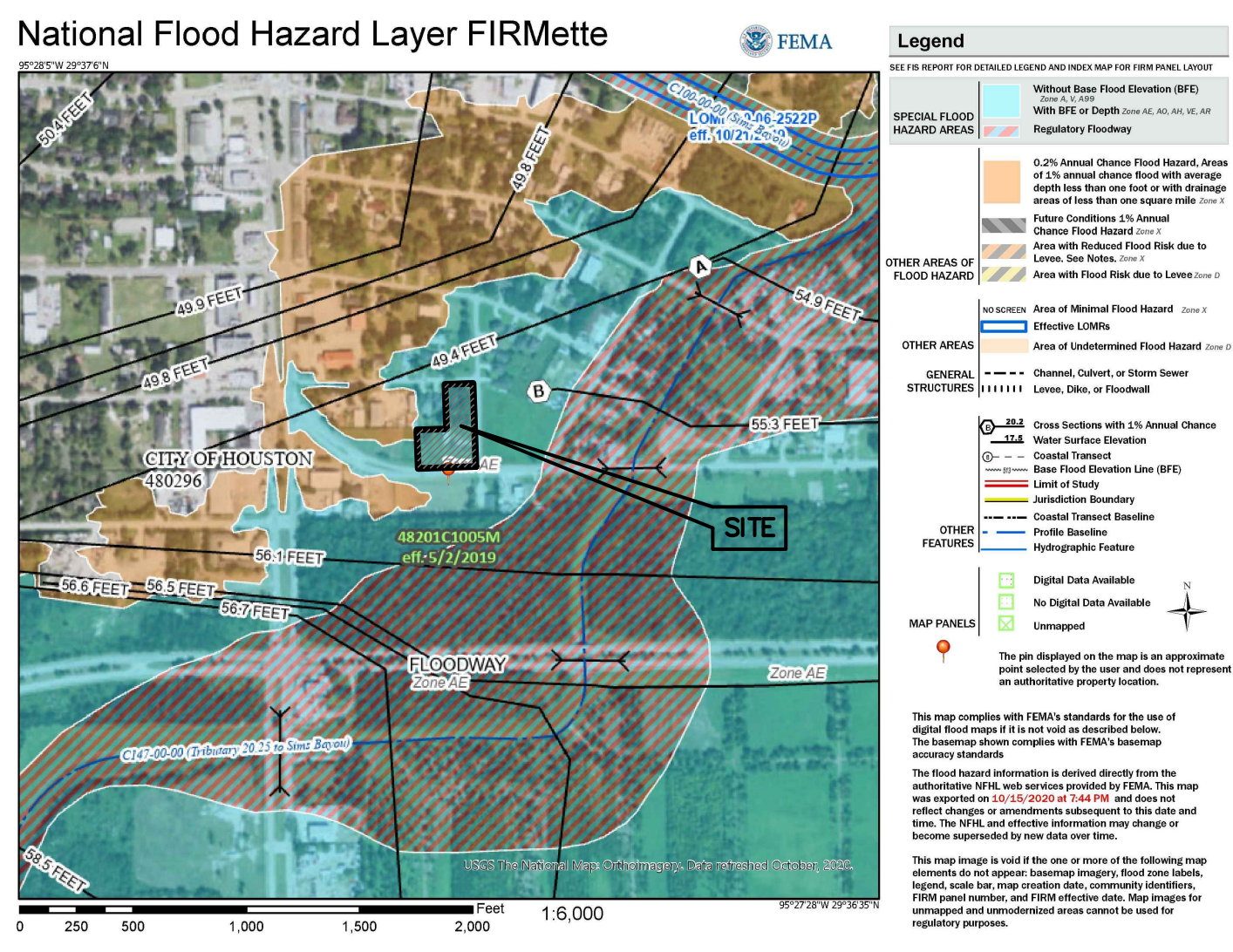
9784 NORRILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.636.0046
FIRM REGISTRATION NO. 10194411 PKELL@RPKLANDSERVICES.COM

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

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 (NAV88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 53.30'
TEMPORARY BENCHMARK "A" IS A BOX CUT ON TOP OF A 24" RCP AT THE NORTHWEST INTERSECTION OF FUQUA GARDENS VIEW DRIVE AND LITTLE STREET, HAVING AN ELEVATION OF 53.30 FEET (NAV88, 2001 ADJUSTMENT).

TEMPORARY BENCHMARK "B" ELEVATION - 55.61'
TEMPORARY BENCHMARK "B" IS A 60D NAIL SET IN A POWERPOLE ON THE EAST SIDE OF LITTLE STREET, APPROXIMATELY 314 FEET NORTH OF THE INTERSECTION OF FUQUA GARDENS DRIVE AND LITTLE STREET, HAVING AN ELEVATION OF 55.61 FEET (NAV88, 2001 ADJUSTMENT)

REVISIONS		
DATE	REASON	BY