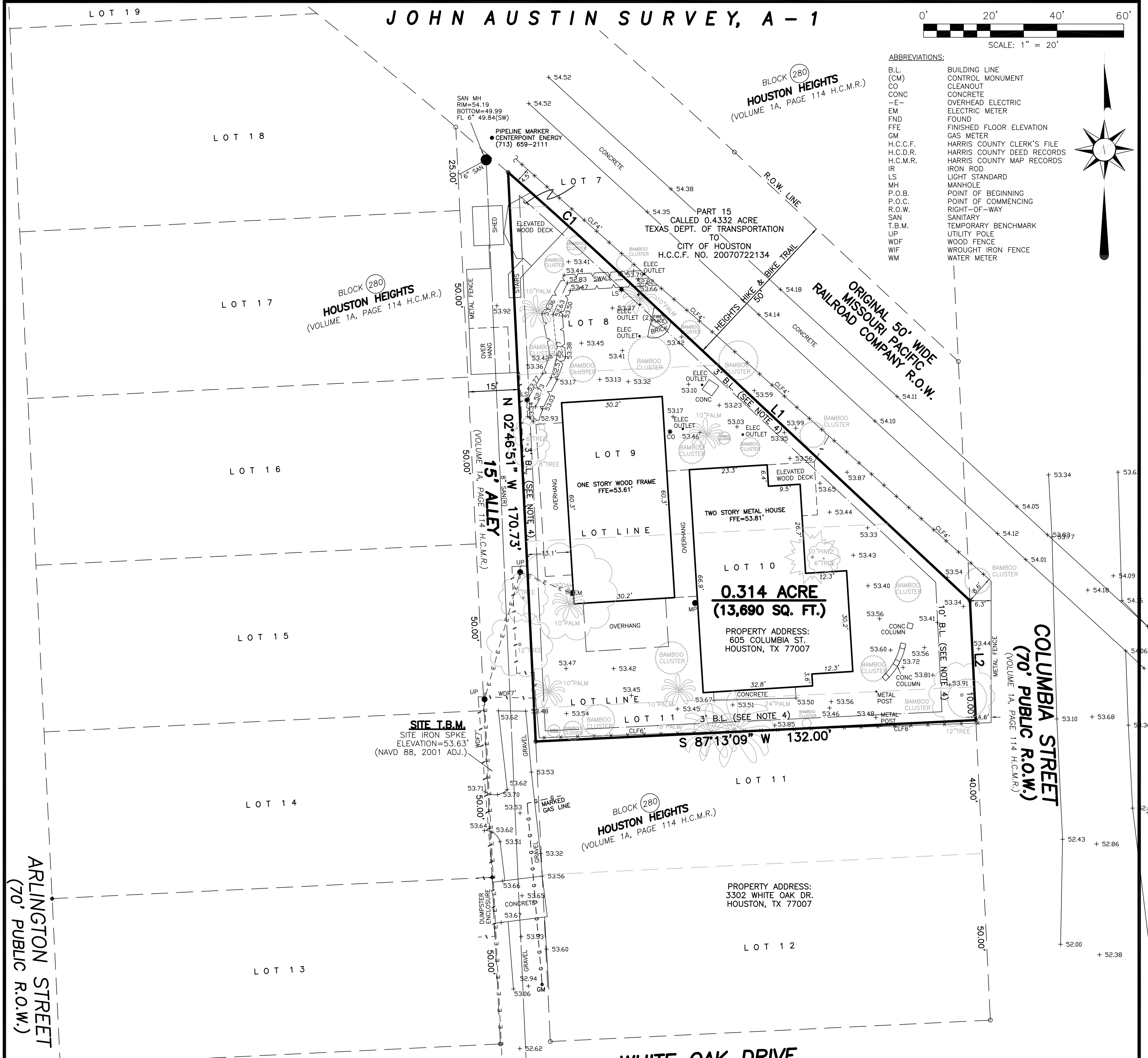
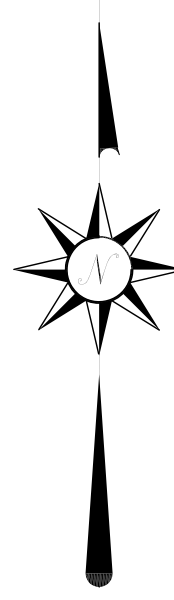


ABBREVIATIONS:

B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
CO	CLEANOUT
CONC	CONCRETE
-E-	OVERHEAD ELECTRIC
EM	ELECTRIC METER
FND	FOUND
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IR	IRON ROD
LS	LIGHT STANDARD
MH	MANHOLE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SAN	SANITARY
T.B.M.	TEMPORARY BENCHMARK
UP	UTILITY POLE
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WM	WATER METER



**CURVE TABLE:**

CURVE	RADIUS	DELTA	ARC	CHD BRG	CHORD
C1	1407.69'	01°50'51"	45.39'	S 47°51'34" E	45.39'

**LINE TABLE:**

LINE	BEARING	DIST
L1	S 46°56'08" E	143.35'
L2	S 02°46'51" E	35.82'

NOTES:

- This survey reflects boundary and easement information as per a commitment for title insurance issued by Old Republic National Title Insurance Company, G.F. Number 20006796, dated June 16, 2020; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.
- This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% (500-year) Annual Chance Floodplain" as per the National Flood Insurance Program FIRM Community Panel Number 480296-0670-M, latest available published revision dated June 4, 2014. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- Future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks 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 replatting as a condition for receiving building permits.
- As per the title commitment, subject property lies within designated Historic District-Heights South Area as per deed recorded under Harris County Clerk's File No. RP-2017-212968. Any future replatting would require Historical Commission approval, in addition to Planning Commission approval.
- As per title commitment, property is subject to City Ordinance No. 2003-677, described by deed recorded under Harris County Clerk's File No. Y227795, which authorized the establishment of a minimum lot size requirement area.
- Bearings are oriented to the Texas State Plane Coordinate System of 1983, South Central Zone 4204, NAD83 (NA2011). Elevations as shown hereon are based upon Harris County Floodplain Reference Marker No(s). 050025 (Elevation=39.93') NAVD 1988, 2001 Adjustment.
- Underground utilities as shown hereon were derived from record drawings and/or field measurements. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
- Contractor to verify actual location and existence of underground utilities prior to construction. Contractor to also notify the Texas 811 Utility Locate Service prior to construction to identify and locate any potential conflicts that are not shown hereon.
- Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- Fences as shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
- There exists a second part to this survey, being a Metes and Bounds description of the subject tract.

To: Deborah Kearney and/or Assigns;  
605 COLUMBIA DRIVE, LLC;  
Old Republic National Title Insurance Company

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on July 27, 2020, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Land Title Survey.

Christian Van Offenburger  
Registered Professional Land Surveyor  
Texas Registration No. 5489

<b>A LAND TITLE AND TOPOGRAPHIC SURVEY OF 0.314 ACRE (13,690 SQ. FT.) OF LAND OUT OF LOTS 7-11, BLOCK 280 HOUSTON HEIGHTS VOLUME 1A, PAGE 114 H.C.M.R. CITY OF HOUSTON, HARRIS COUNTY, TEXAS</b>	
<b>boundary one</b> professional surveyors T.B.P.E.L.S. Firm No. 10084800 150 West Shadowbend Avenue, Suite 304 Friendswood, TX 77546 Office: (281) 648-3131 Fax: (281) 648-3737 www.boundaryone.com	TITLE CO: OLD REPUBLIC
	GF NO: 20006796
<b>SURVEYED FOR:</b> KATHERINE BOSMAN OLD REPUBLIC NATIONAL TITLE CO. 777 POST OAK BLVD., STE. 100 HOUSTON, TX 77056 (713) 626-9220 kbosman@oldrepublic.com	PURCHASER: KEARNEY
	JOB NO: 1851-2034-493A
	DATE: 07/27/20
	DRAWN BY: CW/AS
	CHECKED BY: CVO
	SCALE: 1" = 20'