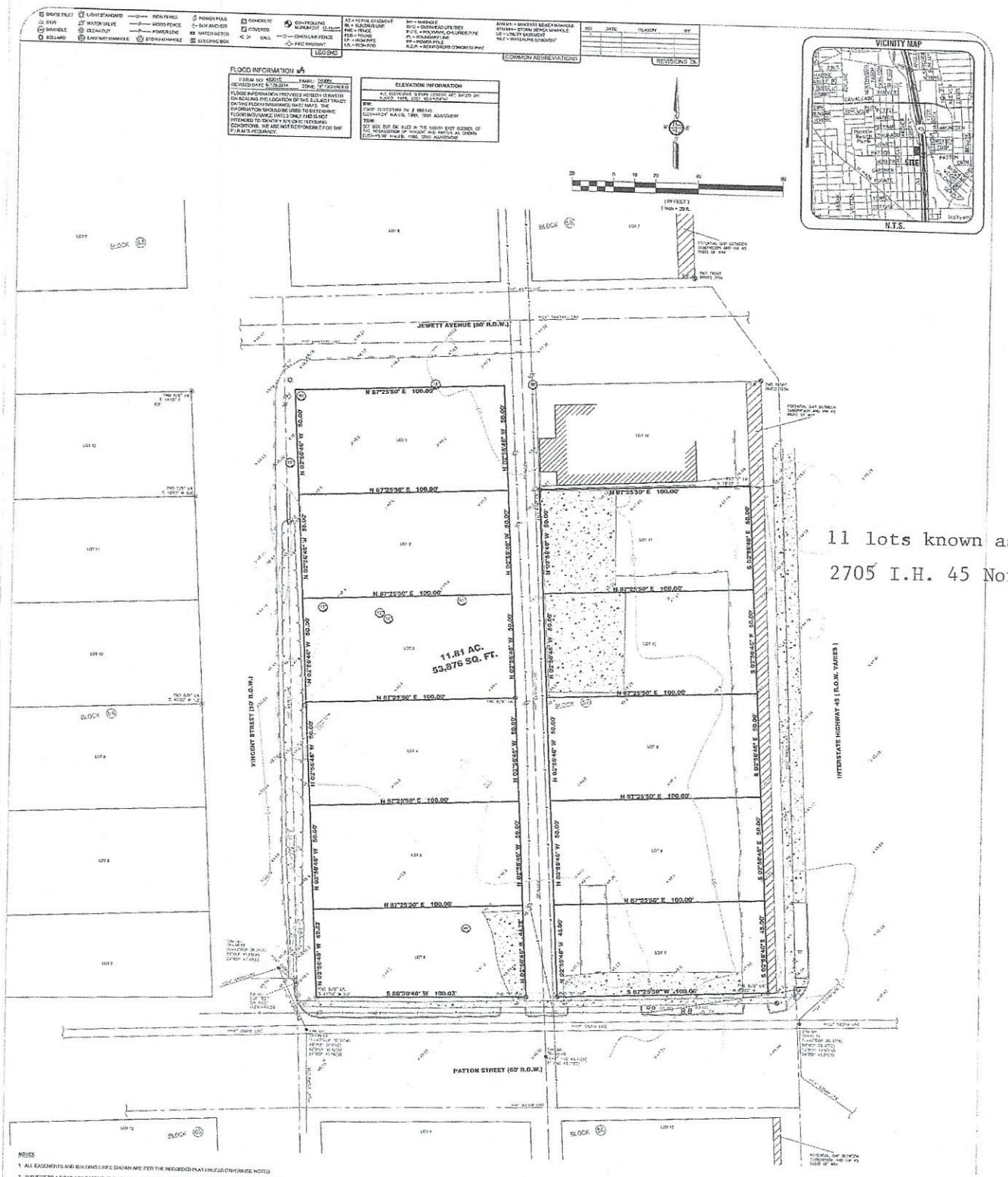

11 lots known as
2705 I.H. 45 North Fwy

NOTES

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
3. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
4. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
5. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
6. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION OWNER/BUILDER SHOULD VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, AS SHOWN HEREON.
7. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
8. UTILITIES MAY OR MAY NOT BE SHOWN HEREON. VERIFY ALL EXISTING UTILITIES AND TIE TO LOCATIONS PRIOR TO CONSTRUCTION.
* - DENOTES INFORMATION SHOWN IS PER AS BUILT PLANS
** - DENOTES INFORMATION SHOWN IS PER SSMH MAP
A" - A" - DENOTES SIZE OF UTILITY PER AS BUILT PLANS
A" - A" - DENOTES SIZE OF UTILITY PER GMD MAP
9. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL RESTRICTIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
10. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204.

FIELD DESCRIPTIONS
ALL OF LOTS 1 THROUGH 11 IN BLOCK 67 OF BROOK SMITH AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME 662 PAGE 511 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAVE AND EXCEPT THOSE PORTIONS OF LOTS 6 AND 7 RECORDED UNDER B439259 AND B348859 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

Surveyor's Certification

This undersigned being a Registered Professional Land Surveyor of the State of Texas does hereby certify to the best of my knowledge, information, and belief that:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A Condition II Survey.

LISA M. DOBROWSKI
5541
REGISTERED PROFESSIONAL LAND SURVEYOR

LISA M. DOBROWSKI
Registered Professional Land Surveyor
Texas Registration Number 5541
ldobrowski@globalsurveyors.com

THIS SURVEY IS FULL AND NOT VALID WITHOUT ALL SHEETS.
THIS SURVEY IS NOT TO BE USED TO VIOLATE ANY PROPERTY RIGHTS.
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TBPLS Registration No. 10011400

2705 NORTH FREEWAY
HOUSTON, HARRIS COUNTY, TEXAS 77009

LAND TITLE SURVEY

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