

ARGONNE STREET  
(50' R.O.W.)  
VOL.39, PG.51, H.C.M.R.

DICKEYS WEST PARK  
(BLOCK 71)  
TRACT 2

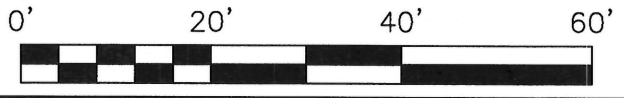
AVALON PLACE  
SECTION SIX  
(BLOCK T)  
VOL.39, PG.51, H.C.M.R.

AVALON PLACE  
(60' R.O.W.)  
VOL.39, PG.51, H.C.M.R.

- LEGEND
- WM - WATER METER
  - WV - WATER VALVE
  - FH - FIRE HYDRANT
  - PP - POWER POLE
  - EM - ELECTRIC METER
  - GM - GAS METER
  - GW - GUY WIRE
  - (CM) - CONTROL MONUMENT
  - MH - MANHOLE
  - COV. - COVERED
  - CONC. - CONCRETE
  - GAR. - GARAGE
  - B.L. - BUILDING LINE
  - ICV - IRRIGATION CONTROL VALVE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.67'	940.00'	4°14'47"	N 85°55'03" W	69.65'
C2	69.05'	828.42'	4°46'32"	S 85°06'38" E	69.03'
C3	69.83'	940.00'	4°15'22"	N 89°49'52" E	69.81'

Scale 1" = 20'



NOTES:

1. This survey lies wholly within "Zone X" or areas determined to be outside the 500-year floodplain according to the "Flood Insurance Rate Map" (FIRM) No. 48201C0880 L, dated June 18, 2007.
2. All bearings shown hereon are based on the Texas State Plane Coordinate System.
3. This property is subject to any building lines, zoning and platting laws and ordinances now in force in the City of Houston, County of Harris, Texas.
4. This survey does not address architectural protrusions such as eaves, overhangs, window ledges, etc. in relation to easements and/or building lines.
5. This survey does not constitute a title search by the surveyor. All information regarding recorded easements and any other document that might affect the quality of title to the tract shown hereon was abstracted by Alliant National Title Insurance Company G.F. No. 21-051012RW, effective date May 7, 2021.
6. Subject to restrictive covenants as set out in Vol.39, Pg.51, H.C.M.R., Vol.2467, Pg.378, H.C.D.R. and HCCF No.(s) V433668, V574838 & 20150405383.
7. Subject to Maintenance Assessments as set out in instrument recorded in Harris County Clerk's File No. V433668 of the Official Public Records, Harris County, Texas.
8. Subject to that certain Permission to Build Over City Easement as recorded under Harris County Clerk's File No. M210990, Official Public Records of Harris County, Texas.

PROPERTY INFORMATION			
LOT	BLOCK	SUBDIVISION	
11	T	AVALON PLACE SECTION SIX	
ADDRESS: 2514 AVALON PLACE HOUSTON, TEXAS 77019			
PURCHASER: Arpan Gupta			
RECORDING: VOL.39, PG.51, H.C.M.R.		COUNTY: HARRIS	

DRAWING INFORMATION			
SCALE	1" - 20'		
PROJ. #	17-221		
FILE	2514 Avalon Place (Final).dwg		
FIELD BY		DRAFTING BY	
BY	CUDA	BY	D.MOON
DATE	6-21-21	DATE	6-24-21
FB	Field Book	VER	2010

I, Kevin K. Kolb, do hereby certify this plat correctly represents a boundary survey made under my supervision on the ground on 6-21-21 in accordance with the information provided me and correctly represents the facts as found at the time of this survey. There are no encroachments except as shown hereon.

WITNESS MY HAND AND SEAL  
THIS THE 24th DAY OF MAY, 2021

*(Signature)*  
Kevin K. Kolb  
Registered Professional Land Surveyor  
Texas Registration No. 5269



**TOTAL SURVEYORS, INC.**  
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T.B.P.L.S. FIRM REGISTRATION No. 10075300