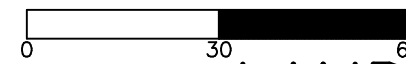


FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THIS SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL. SURVEY NOT BASED ON ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

NORTH



SCALE: 1" = 30'



LEGEND	
BOUNDARY LINE	= ———
WALL LINE	= ———
EASEMENT OR LOT DIVISION LINES	= - - - - -
MISC. IMPROVEMENTS	= ———
EDGE OF COVER	= - - - - -
COV. CONC.	= COVERED CONCRETE
U.E.	= UTILITY EASEMENT
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
M.R.H.C.	= MAP RECORDS OF HARRIS COUNTY DEED RECORDS OF HARRIS COUNTY
D.R.H.C.	= DEED RECORDS OF HARRIS COUNTY
F.C.	= FILM CODE
FND.	= FOUND
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP
FIRM	= FLOOD INSURANCE RATE MAP
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE

LAND TITLE SURVEY

ADDRESS: 249A AND 249B OWENS STREET

DESCRIPTION:

LOT THIRTEEN (13) IN BLOCK TWENTY (20) OF CLINTON PARK ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 28 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:

1. THIS TRACT LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0885N DATED 05/02/2019.
2. SURVEYOR RELIED ON INFORMATION PROVIDED BY PATTEN TITLE CO. GF NO. 9994-23-36086 TO SUPPORT THE DETERMINATION OF THE LOCATION OF THE INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON THE ABOVE PROVIDER FOR INFORMATION REGARDING EASEMENTS, SETBACK LINES AND OTHER MATTERS OF RECORD SHOWN ON THIS SURVEY.
3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
4. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
5. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
6. SUBJECT TO RESTRICTIONS; V. 18, PG. 28 M.R.H.C., V. 1223, PG. 452 D.R.H.C., V. 1229, PG. 732 D.R.H.C. AND V. 1231, PG. 103 D.R.H.C..
7. SURVEY BASED ON H.C.C.F. NO. 20130155948.
8. SUBJECT TO CITY OF HOUSTON ORDINANCES, INCLUDING ORDINANCE NO(S). 85-1878 AND 89-1312 AND THOSE IN H.C.C.F. NO(S). N253886 AND M337573.
9. SUBJECT TO EASEMENTS, SETBACK LINES AND OTHER MATTERS; V. 1223, PG. 452, V. 1229, PG. 732 AND V. 1231, PG. 103 ALL OF THE D.R.H.C. AND V. 18, PG. 28 M.R.H.C..

TO PATTEN TITLE COMPANY, LENDPLICITY LLC AND CHRIS ROBERT I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON MAY 9, 2023 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY. PRELIMINARY, THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED _____

ORIGINALLY SURVEYED BY THIS FIRM JAN. 29, 2021

WWW.BANDBSURVEYING.COM BBSURVEYING@AOL.COM
TEXAS LICENSED SURVEYING FIRM NO. 10022700



B & B SURVEYING CO. 702 PASCHALL STREET
HOUSTON, TEXAS 77009 (713) 942-2000

