

• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. CURRENTLY EFFECTIVE FEMA MAP NO. LOMR RESEARCH HAS BEEN DONE
 FEMA WEBSITE <https://mca.fema.gov/webapp/wcs/portal/reserved/femaWebContent/view?catalogId=10001+catalogId=10001+langId=1>
 • Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area, and Lies in ZONE 'X'
 As per Community, and Map 480298 48201C Panel 0900L Dated 09/18/07

LOT 12

LOT 13

BLOCK 25
 HYDE PARK
 VOL 1 PG 117 H.C.M.R.

LOT 14

BLOCK 25
 HYDE PARK
 VOL 1 PG 117 H.C.M.R.

LOT 3

BLOCK 23
 CHERRYHURST ADDITION
 VOLUME 5 PAGE 38 H.C.M.R.

LOT 3

LOT 4

LOT 3

LOT 2

LOT 1

LOT 2

INDIANA AVENUE (50' R.O.W.)

FND. 1" IR
 CONTROL
 MONUMENT

CONTROL
 MONUMENT
 FND. 5/8" IR



- NOTES
- 1.) SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS OF RECORD.
 - 2.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 AS RECORDED IN H.C.C.F.#N-253886, AMENDED IN 1999-262.
 - 3.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 89-1312 AS RECORDED IN H.C.C.F.# M-337573
- BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOD 03 THE SURFACE COORDINATES SHOWN HEREON CAN BE CONVERTED TO TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989103484
- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
- ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEY IS BASED ON TITLE COMMITMENT # 248 LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES, SPECIALLY IN CONSTRUCTION SITUATIONS.

LOT	BLOCK	SUBDIVISION	SECTION
1	1	TOWNHOMES ON INDIANA	-
COUNTY	STATE	RECORDED	SCALE: 1"=20'
HARRIS	TEXAS	FILED CODE 703702 H.C.M.R.	
PURCHASER	SURVEYOR		
SANDCASTLE HOMES INC		GILBERT PRIDA	
SURVEYOR		REGISTERED PROFESSIONAL LAND SURVEYOR	
ADDRESS		STATE OF TEXAS NO. 5662	
1526 INDIANA STREET, HOUSTON TEXAS 77006			

MOMENTUM

12651 BRIAR FOREST, SUITE 350
 HOUSTON, TEXAS 77077
 (TEL) 281-741-1998 (FAX) 281-741-2068
 E-MAIL: GPRIDA@MSN.COM
 TX. REG. NO. 10109600

FIELD WORK	06/30/2023	AS
DRAFTING	06/30/2023	GP
KEY MAP	492R	

DATED BY
 JUN 30 2023
 GILBERT PRIDA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5662



MORT. CO.	
TITLE CO.	
GF. NO.	
JOB NO.	2022-0807/L1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.