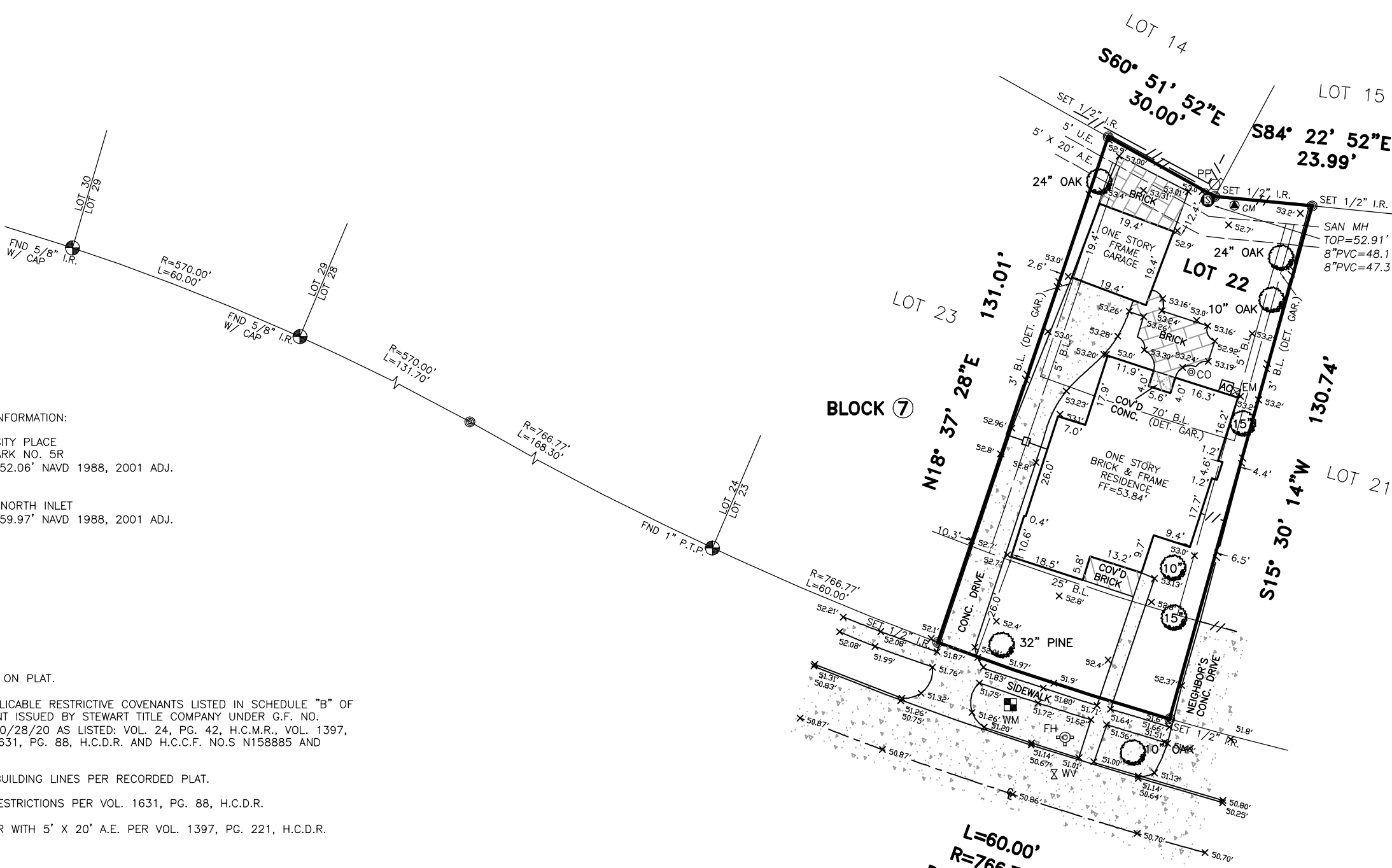


- LEGEND:**
- U.E. — UTILITY EASEMENT
 - W.L.E. — WATERLINE EASEMENT
 - R.O.W. — RIGHT OF WAY
 - B.L. — BUILDING LINE
 - P.L. — PROPERTY LINE
 - ⊕ — CONTROLLING MONUMENT
 - FH — FIRE HYDRANT
 - CO — CLEANOUT
 - WM — WATER METER
 - EM — ELECTRIC METER
 - CP — CLEANOUT
 - PP — POWER POLE
 - CP — CABLE PEDESTAL
 - SAN. MH — SANITARY MANHOLE
 - TP — TELEPHONE PEDESTAL
 - — TREE

SCALE: 1" = 30'



BENCHMARK INFORMATION:

WEST UNIVERSITY PLACE
CITY BENCHMARK NO. 5R
ELEVATION = 52.06' NAVD 1988, 2001 ADJ.

TBM "A"
CUT BOX ON NORTH INLET
ELEVATION = 59.97' NAVD 1988, 2001 ADJ.

- NOTES:**
- BEARINGS BASED ON PLAT.
 - SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY UNDER G.F. NO. 939007, EFFECTIVE 10/28/20 AS LISTED: VOL. 24, PG. 42, H.C.M.R., VOL. 1397, PG. 221 AND VOL. 1631, PG. 88, H.C.D.R. AND H.C.C.F. NO.S N158885 AND 20130061666.
 - EASEMENT AND BUILDING LINES PER RECORDED PLAT.
 - BUILDING LINE RESTRICTIONS PER VOL. 1631, PG. 88, H.C.D.R.
 - 5' U.E. TOGETHER WITH 5' X 20' A.E. PER VOL. 1397, PG. 221, H.C.D.R.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

L=60.00'
R=766.77'
D=04°29'00"
CB=N71°44'57"W
59.98'
DRAKE STREET
(60' R.O.W.)

TOPOGRAPHIC, TREES & BOUNDARY SURVEY
LOT 22 IN BLOCK 7
OF MONTCLAIR ADDITION
VOLUME 24, PAGE 42, H.C.M.R.
HARRIS COUNTY, TX

GGC SURVEY, PLLC
Firm Number 10146000
8114 Golden Harbor Missouri City, TX 77459
TEL. (832)729-7256 ggcsurvey@gmail.com
www.ggcsurvey.com

F.I.R.M. NO.	48201C	PANEL	0855L
EFFECTIVE DATE	6-18-2007	ZONE	"X"
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.			
SURVEYED FOR: LAND GIANTS INVESTMENT, INC.			
ADDRESS: 3818 DRAKE STREET HOUSTON, TEXAS 77005			
FIELDWORK: 02/04/21			
TITLE COMPANY: STEWART TITLE COMPANY			
G.F. NO.: 939007			
G.F. EFFECTIVE DATE: 10/28/20			
JOB NO.: 106782			

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

02/08/21

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051