

F.E.M.A. FLOOD ZONE STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0690 N, DATED JANUARY 6th, 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" (UNSHADED) OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

500-YEAR BASE FLOOD ELEVATION: N/A

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

GENERAL SURVEYORS NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
- ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY AMERICAN TITLE COMPANY OF HOUSTON G.F. No. 3070923-03260, EFFECTIVE DATE: NOVEMBER 29, 2023.
- WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
- THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS. PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. ARE NOT SHOWN.
- SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
- THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS OF RECORD FILED AT FILM CODE NUMBER 705060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- SUBJECT TO A 10-FOOT BUILDING SET-BACK LINE ALONG THE FRONT PROPERTY LINE, AS RECORDED AT FILM CODE NUMBER 705060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- SUBJECT TO A 17-FOOT GARAGE BUILDING SET-BACK LINE ALONG THE FRONT PROPERTY LINE, AS RECORDED AT FILM CODE NUMBER 705060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
- SUBJECT TO THE 3-FOOT CONSTRUCTION AND MAINTENANCE EASEMENT ALONG THE SOUTH PROPERTY LINE, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER RP-2023-375518.
- SUBJECT TO THE 15-FOOT DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS OFFERED AT FILM CODE NUMBER 705060 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; HOWEVER, THERE ARE NO NATURAL DRAINAGE EASEMENTS LOCATED ON THE PROPERTY.
- SUBJECT TO CITY OF HOUSTON ORDINANCE #85-1878 AND #99-262, FILED UNDER HARRIS COUNTY CLERK'S FILE NUMBER N253886.
- SUBJECT PROPERTY LIES WITHIN LIMITS OF GREATER NORTHSIDE MANAGEMENT DISTRICT.

LEGEND:

- WM - WATER METER
- PP - POWER POLE
- CONC. - CONCRETE
- TR - TOP OF RIM
- FL - FLOW LINE
- FND - FOUND
- NO. - NUMBER
- RCP - REINFORCED CONCRETE PIPE
- S- - STORM SEWER LINE
- SAN - SANITARY SEWER
- SS- - SANITARY SEWER LINE
- W- - WATER LINE
- E- - OVERHEAD ELECTRIC
- TC - TOP OF CURB
- G - GUTTER
- A/C - AIR CONDITIONING UNIT
- IR - IRON ROD
- CM - CONTROL MONUMENT
- H.A.M.R. - HARRIS COUNTY MAP RECORDS
- H.A.D.R. - HARRIS COUNTY DEED RECORDS
- H.A.C.F. - HARRIS COUNTY CLERK'S FILE
- W/CAP - WITH PLASTIC CAP
- VOL. - VOLUME
- PG. - PAGE

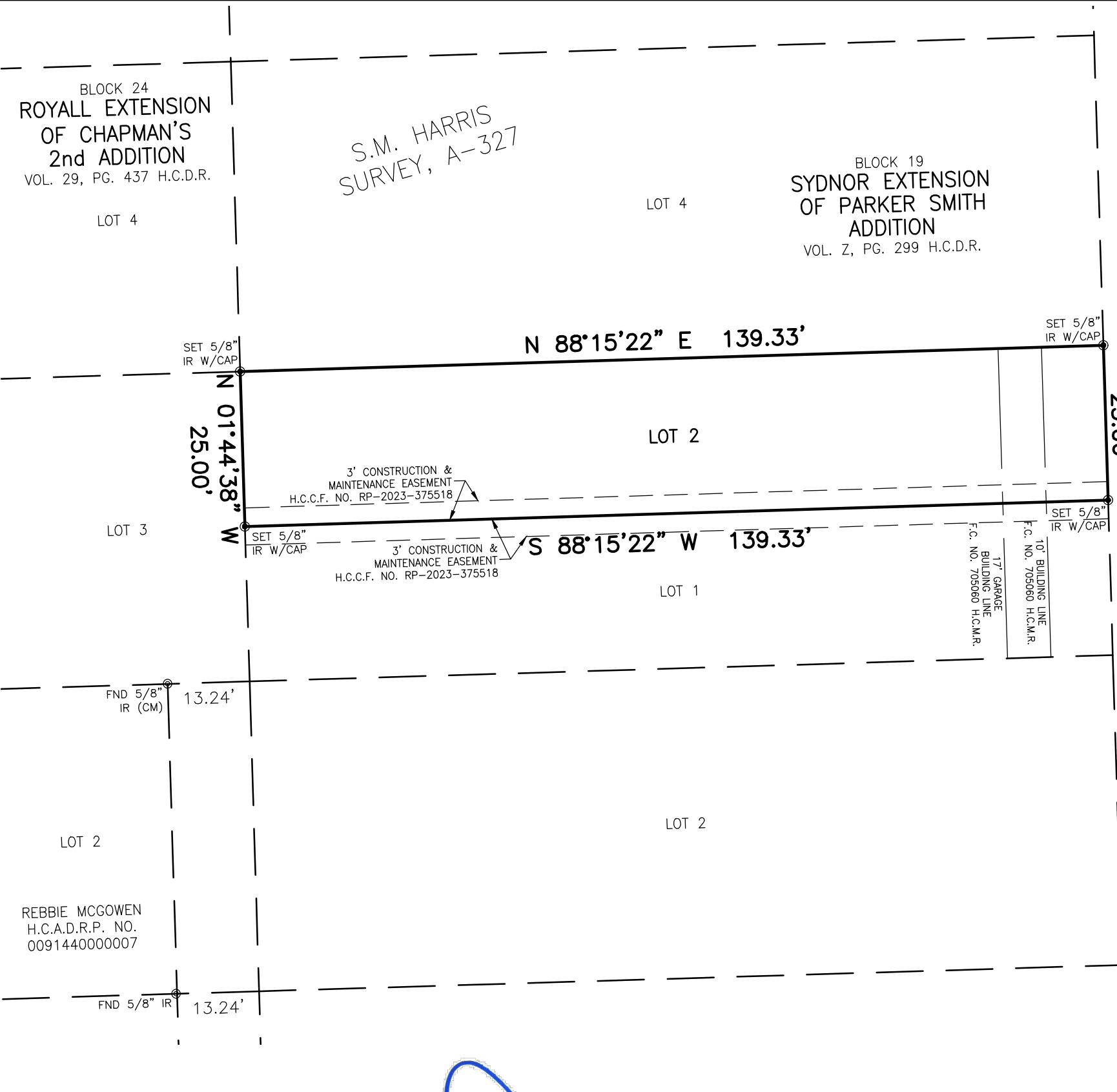
BLOCK 24
ROYALL EXTENSION
OF CHAPMAN'S
2nd ADDITION
VOL. 29, PG. 437 H.C.D.R.

S.M. HARRIS
SURVEY, A-327

BLOCK 19
SYDNOR EXTENSION
OF PARKER SMITH
ADDITION
VOL. Z, PG. 299 H.C.D.R.

BLOCK 20
SYDNOR EXTENSION
OF PARKER SMITH
ADDITION
VOL. Z, PG. 299 H.C.D.R.

STEVENS STREET
(CALLED 60' R.O.W.)
VOL. Z, PG. 299 H.C.D.R.



REBBIE MCGOWEN
H.C.A.D.R.P. NO.
009144000007



PROPERTY INFORMATION

LOT(s)	BLOCK	SUBDIVISION
2	1	STEVENS LANDING
PLAT RECORDING	F.C. NO. 705060 H.C.M.R.	SURVEY S.M. HARRIS A 327
BUYER(s)	Parliament Capital Group 1, LLC, Unity National Bank	COUNTY HARRIS
ADDRESS	2209 STEVENS STREET HOUSTON, TEXAS 77026	STATE TEXAS

I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON JUNE 23, 2023, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL THIS 19th DAY OF DECEMBER, 2023.

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5269



TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300

DRAWING INFORMATION

SCALE	1" = 20'		
PAPER SIZE	11"x17" LANDSCAPE		
PROJECT No.	23-135		
FIELD DATA		DRAFTING	
CREW	JASON	BY	K. PHILLIPS
DATE	6-23-23	DATE	12-19-23