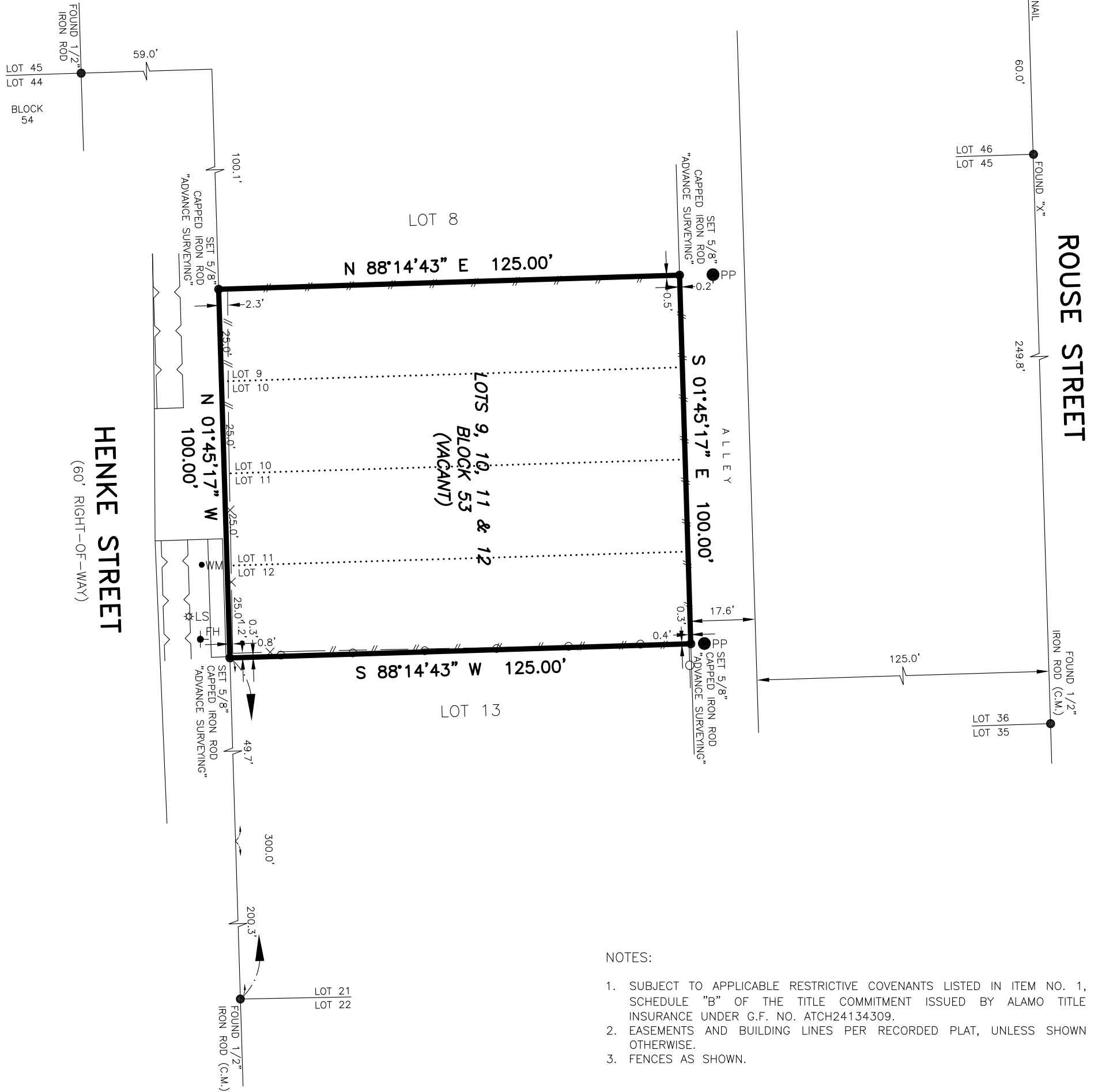


# LYONS AVENUE

(60' RIGHT-OF-WAY)



SCALE: 1" = 30'



**NOTES:**

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE UNDER G.F. NO. ATCH24134309.
2. EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
3. FENCES AS SHOWN.

● ABSTRACTING BY TITLE COMPANY.  
 ● ALL BEARINGS BASED ON GPS TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD 83  
 ● COPYRIGHT 2024, Advance Surveying, Inc. (Email: advance\_survey@asi23.com)

PURCHASER: SAGECAP, INC	JOB NO.: 0413310-24-01	REVISIONS:
ADDRESS: 723 HENKE STREET, HOUSTON, 77020	G.F. NO.: ATCH24134309	
LENDER: N/A	TITLE CO.: ALAMO TITLE INSURANCE	KEY MAP: 494H
FIELD WORK: 04-24-24/RDS	DRAFTING: 04-30-24/SN	FINAL CHECK: 04-30-24/AT
		SCALE: 1" = 30'

PHONE: 281 530-2939  
 FAX: 281 530-5464

**LOTS 9, 10, 11 AND 12 IN BLOCK NUMBER 53, OF DENVER ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 55, PAGE 160 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 30th DAY OF APRIL, 2024. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

*Henry M. Santos*  
 HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450



SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X" MAP NO. 48201C, PANEL 0695M, DATED 01-06-17. This information is based on graphic plotting only. We do not assume responsibility for exact determination.