



- GENERAL NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE REPORT, AND AS SUCH, MAY NOT CONTAIN ALL ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
 - THESE TRACTS OF LAND ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF COLONIAL GARDENS, AS RECORDED IN VOLUME 13 ON PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND ANY RESTRICTIVE COVENANTS CONTAINED THEREWITH.
 - THESE TRACTS OF LAND ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1878, BEING AN AMENDMENT TO CHAPTER 42 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF REAL PROPERTY; RECORDED UNDER CLERK'S FILE NO. N253886 OF THE H.C.O.P.R.R.P.
 - BEARINGS BASED ON SAID RECORDED PLAT OF COLONIAL GARDENS.
 - BY GRAPHIC PLOTTING ONLY, THESE TRACTS OF LAND LIE IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C0680 L; SAID MAP REVISED: JUNE 18, 2007.
 - PROPERTY ADDRESS: 1229, 1231 AND 1233 YORKSHIRE STREET HOUSTON, TEXAS 77022
 - A METES AND BOUNDS DESCRIPTION OF EACH PARCEL AND THE ACCESS EASEMENT HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT OF SURVEY.
 - ALL IMPROVEMENTS INTENTIONALLY OMITTED.

LEGEND:

I.R.	-	IRON ROD
C.F.	-	CLERK'S FILE
F.C.	-	FILM CODE
FND.	-	FOUND
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCING
R.O.W.	-	RIGHT-OF-WAY
F.E.M.A.	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	-	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

LINE TABLE

NO.	BEARING	DIST.
L1	N 89°55'00" E	80.00'
L2	S 00°05'00" E	105.00'
L3	S 89°55'00" W	80.00'
L4	S 00°05'00" E	90.00'
L5	S 89°55'00" W	80.00'
L6	N 89°55'00" E	40.00'
L7	S 89°55'00" W	40.00'

PARCEL INFO.

NO.	ACRE	SQ. FT.
A	0.1928	8,400
B	0.1653	7,200
C	0.1791	7,800

YORKSHIRE STREET
(60' R.O.W.)
(Vol. 13, Pg. 4, H.C.D.R.)

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

Daniel N. Pinnell 04-30-2020
DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349



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281-363-8700
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FIRM REGISTRATION NO. 10039600

SCALE: 1" = 30'	DATE: 03-12-2020	F.B. NO.: 62/50
DRAWN BY: KRS	CHECKED BY: DNP	JOB NO.: 19-166