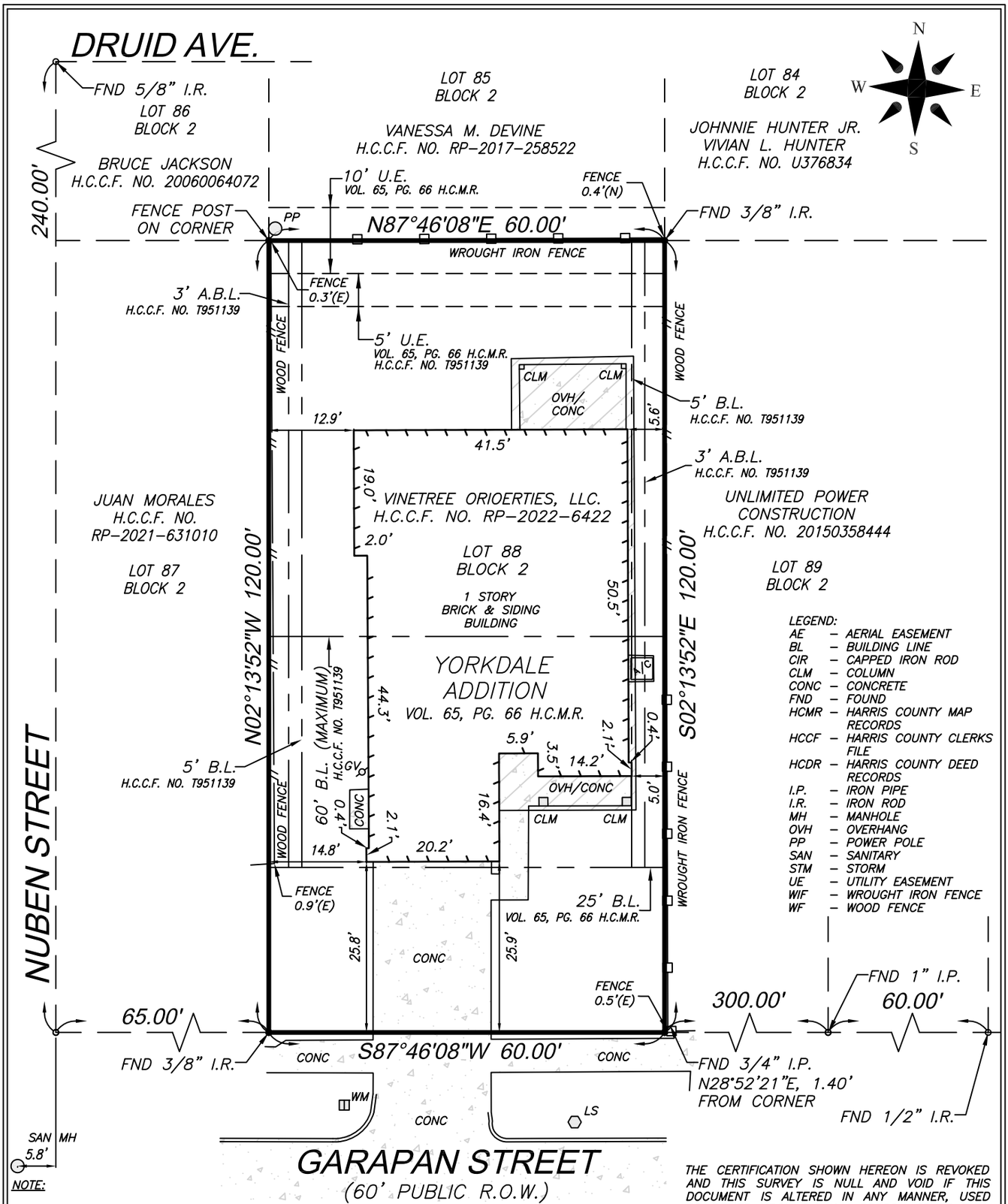

LEGEND:

AE	–	AERIAL EASEMENT
BL	–	BUILDING LINE
CIR	–	CAPPED IRON ROD
CLM	–	COLUMN
CONC	–	CONCRETE
FND	–	FOUND
HCMR	–	HARRIS COUNTY MAP RECORDS
HCCF	–	HARRIS COUNTY CLERKS FILE
HCDR	–	HARRIS COUNTY DEED RECORDS
I.P.	–	IRON PIPE
I.R.	–	IRON ROD
MH	–	MANHOLE
OVH	–	OVERHANG
PP	–	POWER POLE
SAN	–	SANITARY
STM	–	STORM
UE	–	UTILITY EASEMENT
WIF	–	WROUGHT IRON FENCE
WF	–	WOOD FENCE

NOTE:

1. BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204

2. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT THEREFORE THERE MAY BE BUILDING LINES, EASEMENTS AND/OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON.

4. SUBJECT TO AN EASEMENT 15 FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY. (NO NATURAL DRAINAGE COURSES FOUND AT THE TIME OF SURVEY)

THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON.

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0655M DATED 06-09-2014, THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

STATE OF TEXAS
REGISTERED
PAUL A. COYNE
6374
PROFESSIONAL
LAND SURVEYOR

TETRA
5304 Ashbrook Drive
Houston, Texas 77081
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TLSTX.com
License No. 10127500

CLIENT: VINETREE PROPERTIES, LLC

ADDRESS: 2716 GARAPAN STREET
HOUSTON, TX 77091

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLOT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

SIGNED: Paul Coyne
PAUL A. COYNE
REGISTERED PROFESSIONAL LAND SURVEYOR NO 6374

SCALE:	DATE:	DRAWN:
1"=20'	05/30/2023	JWR/RO

G.F. NUMBER: n/a
EFFECTIVE:

JOB NO. 21-0189

LOT:	BLOCK:
88	2

SUBDIVISION: YORKDALE ADDITION

RECORDING: VOL: 65 PG: 66 H.C.M.R.

SURVEY & ABSTRACT: E. BENSON SURVEY – ABSTRACT 110

CITY	COUNTY	STATE
HOUSTON	HARRIS	TEXAS