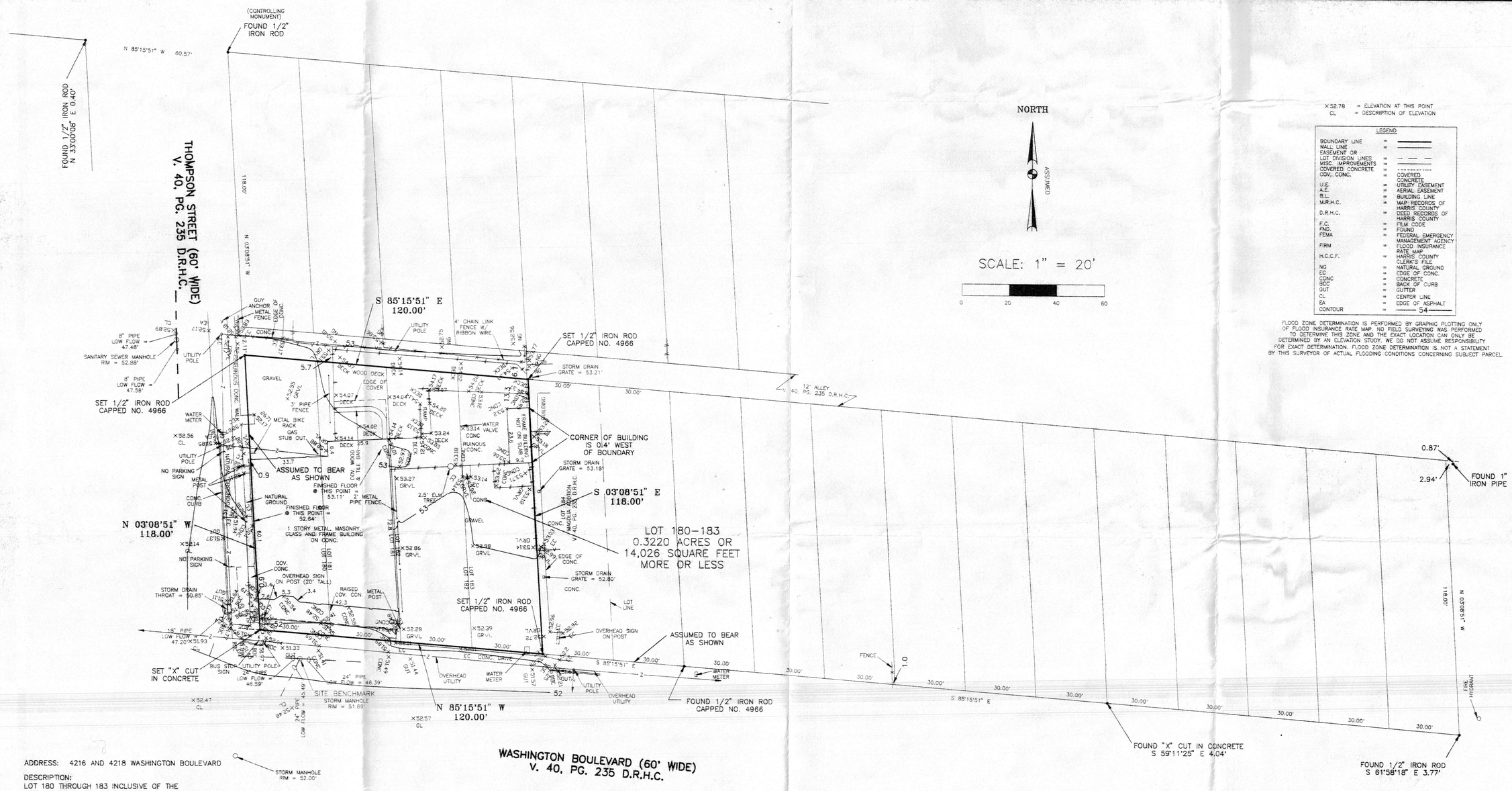

X52.78 = ELEVATION AT THIS POINT
CL = DESCRIPTION OF ELEVATION

LEGEND		
BOUNDARY LINE	=	
WALL LINE	=	
EASEMENT OR LOT DIVISION LINES	=	— — —
MISC. IMPROVEMENTS	=	
COVERED CONCRETE	=	- - - - - - - -
COV. CONC.	=	COVERED CONCRETE
U.E.	=	UTILITY EASEMENT
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
M.R.H.C.	=	MAP RECORDS OF HARRIS COUNTY
D.R.H.C.	=	DEED RECORDS OF HARRIS COUNTY
F.C.	=	FILM CODE
FND.	=	FOUND
FEMA	=	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	=	FLOOD INSURANCE RATE MAP
H.C.C.F.	=	HARRIS COUNTY CLERK'S FILE
NG	=	NATURAL GROUND
EC	=	EDGE OF CONC.
CONC	=	CONCRETE
BOC	=	BACK OF CURB
GUT	=	GUTTER
CL	=	CENTER LINE
EA	=	EDGE OF ASPHALT
CONTOUR	=	54

FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF FLOOD INSURANCE RATE MAP. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. FLOOD ZONE DETERMINATION IS NOT A STATEMENT BY THIS SURVEYOR OF ACTUAL FLOODING CONDITIONS CONCERNING SUBJECT PARCEL.

ADDRESS: 4216 AND 4218 WASHINGTON BOULEVARD

DESCRIPTION:
LOT 180 THROUGH 183 INCLUSIVE OF THE MAGNOLIA ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 40, PAGE 235 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:
1. THIS TRACT LIES IN ZONE X (AREA OUTSIDE 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0670L DATED JUNE 18, 2007.
2. SURVEYOR RELIED ON H.C.C.F. NO. 20080600134 TO SUPPORT THE THE DETERMINATION OF THE LOCATION OF INTENDED BOUNDARIES OF THE LAND PARCEL SURVEYED. SURVEYOR RELIED ON INFORMATION FROM THE ABOVE FOR RECORD EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT.
3. THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.
4. SUBJECT TO ANY AND ALL APPLICABLE ORDINANCES AND STATE LAWS.
5. SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
6. SUBJECT TRACT MAY NEED TO BE FILED AS A SUBDIVISION MAP WITH THE COUNTY CLERK'S OFFICE BEFORE IT CAN BE FURTHER DEVELOPED.
7. SEE SURVEYOR'S REPORT ATTACHED HERETO AND HEREBY MADE PART OF THIS CERTIFICATION. PURPOSE OF THIS REPORT IS TO EXPLAIN EVIDENCE USED BY THIS SURVEYOR TO SUPPORT THE BOUNDARY SHOWN ON THIS SURVEY.
8. SURVEY PERFORMED TO LOCATE READILY VISIBLE UTILITIES AT THE TIME OF THE SURVEY ONLY. BEFORE ANY EXCAVATION OR CONSTRUCTION ON SUBJECT TRACT AN UNDERGROUND UTILITY LOCATING SERVICE SHOULD BE CONTACTED.
9. ADDITIONAL FIRE HYDRANT IS LOCATED OFF THIS SHEET AND SHOWN ON ELECTRONIC VERSION OF THIS MAP.
10. ELEVATIONS BASED ON 050030; NAVD 1988 2001 ADJUSTED ELEVATION REPORTED @ 43.35'.
11. THERE MAY BE EASEMENTS, SETBACK LINES AND OTHER MATTERS CONCERNING SUBJECT TRACT NOT SHOWN BY THIS SURVEY.

B & B SURVEYING CO. 808 TRAVIS STREET SUITE 410
HOUSTON, TEXAS 77002 (713) 942-2000

STANDARD SURVEY

TO WHOM IT MAY CONCERN
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON JUNE 6, 2008 AND THAT THIS MAP REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO CURRENT TEXAS SURVEYORS ASSOCIATION CATEGORY 1B, CONDITION II SURVEY.

DEWARD KARL BOWLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4966
DATED 4/23/2024

STATE OF TEXAS REGISTERED DEWARD KARL BOWLES 4966 PROFESSIONAL LAND SURVEYOR

SURVEY PERFORMED FOR IMPROVEMENTS AND TOPOGRAPH
APRIL 23, 2009

ROTATION ANGLE = 00°

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JOB NO. H09042
KDB