



- ___1. ALL SURVEYS SHOULD BE NO OLDER THAN SIX MONTHS.
- ___2. Surveys have to be spatially referenced (earth referenced) in the National Spatial Reference System (currently NAD 83, State Plane Coordinates), please include state plane coordinates in the Metes and Bounds descriptions and on the survey map/s per City Ordinance 2003-1292, Article IV, Chapter 33, City Surveys of the City of Houston Code of Ordinances. Show grid coordinates at a minimum on POC and POB; also show scale factor.
- ___3. If the parcel is located within the 1869 W. E. Woods map the City of Houston Reference Rod System must be used, showing rods referenced with offset ties to the reference lines shown on the exhibit and called in the metes and bounds. If the survey falls within the Downtown Centerline Reference Rod System Revitalization maps (City DWG. #46402) these must be used.
- ___4. Each parcel will have metes and bounds descriptions on a separate sheet/s 8.5"x11" (letter) or 8.5"x14" (legal).
- ___5. The survey map and metes and bounds must be signed, dated and ink stamped by the surveyor of record. Deliverable is to be in PDF format at 300dpi minimum.
- ___6. Each survey map will include a City of Houston signature block. The block can be found at the City of Houston website (You must have Autocad or some other form of drawing application to read/open the file). Title block must be 4.5" X 4.5" to fit City drawing number stamp in lower right corner of the survey map/s.
 - The template is located at the following link: *COH Title 2022*
 - <https://www.publicworks.houstontx.gov/survey-section>
 - Follow the Category below:
CAD Templates
- ___7. Include the Key Map page # and block letter in the title block.
- ___8. Include the Facet/GIMS number in the title block.
- ___9. The smallest acceptable survey map size is 11"x17".
- ___10. Each easement that affects the parcel area must be listed along with Harris County Clerk File Numbers for all adjoining property owner(s) and easements listed on the survey map.

- ___ 11. ALL CALLS AND COORDINATES ON THE METES AND BOUNDS AND SURVEY MAPS MUST MATCH AND MATHEMATICALLY CLOSE.
- ___ 12. The Point of Beginning (POB) must be reflected in the metes and bounds and on the survey map. A Point of Commencing is recommended where necessary. These must be Grid coordinates.
- ___ 13. Enlarged details of all encroachments must be reflected and encroachments into the City right-of-way must reflect the right-of-way, right-of-way widths and the street/avenue/road name. (Ensure proposed and existing rights-of-way are reflected on the survey map.)
- ___ 14. If the project requires TxDOT, Harris County, Metro, CenterPoint approval, the City expects as a deliverable, a final corresponding agency approved, signed and sealed survey map and a signed and sealed metes and bounds.
- ___ 15. All metes and bounds and survey map prepared for a CenterPoint pipeline to be centerline descriptions and drawings (samples are available upon request). Please note that CenterPoint does not permit anyone to run along pipeline/underground easement area but can cross it (approval is necessary see #16).
- ___ 16. All plan approvals from public and/or private utilities must be obtained prior to submission, if possible.
- ___ 17. Maps and metes and bounds shall meet Texas Board of Professional Land Surveying requirements.
- ___ 18. All maps and metes and bounds must conform to the rules and regulations of a Category 1 Land Title Survey per the current Manual of Practice, promulgated by the Texas Society of Professional Surveyors if this certification is called.
- ___ 19. If you have any further questions concerning survey map or metes and bounds description issues, please contact George Rodriguez at (832) 395-2380, george.rodriquez2@houstontx.gov or Rodney Sanders at (832) 395-2382, rodney.sanders@houstontx.gov.

Place check in space provide for each completed item and send with signed and sealed surveys.

Sign Checklist and include with survey:

Common issues with surveys:

1. Misspellings (typos or copy & paste errors) and wrong bearing quadrant called (East instead of West, etc.), insure that what is in metes and bounds match the information in the drawing, including punctuations and capitalization, as well as all area calls.
2. Drawing scale called on map does not match actual scale.
3. No bar (graphical) scale included that matches drawing scale.
4. Transparencies are too light on drawing to be reproducible.
5. Not showing all easements on subject property that effect the survey.
6. Calling Right-of-Way dedications that did not dedicate, but shows or mentions the Right-of-Way; this is OK if supporting width. However, call the record that created it as well.
7. Subject Parcel should be a bolder line type than other boundary lines.
8. Current Title Block. This can be found at link below along with other useful documents.
<https://www.publicworks.houstontx.gov/e cd/survey-section.html>
9. Surveyors Seal is indistinguishable and does not reproduce.
10. Survey Firm contact information not shown, Address and/or Phone Number.
11. Abstract not called out or no Abstract line shown when in vicinity of survey.
12. Does not call separate metes and bounds on drawing and same for drawing on metes and bounds.
13. Coordinates are Surface, should be Grid and check both POC & POB for correct location.
14. No Legend for abbreviations used in survey drawing.
15. Does not show Control Monuments used (CM) for survey determination.
16. Not showing acreage and square footage on map and metes & bounds.
17. Category 1A & 1B Conditions have changed: (Condition 2 – Urban), (Cond. 3 – Suburban) (Cond. 4 – Rural)