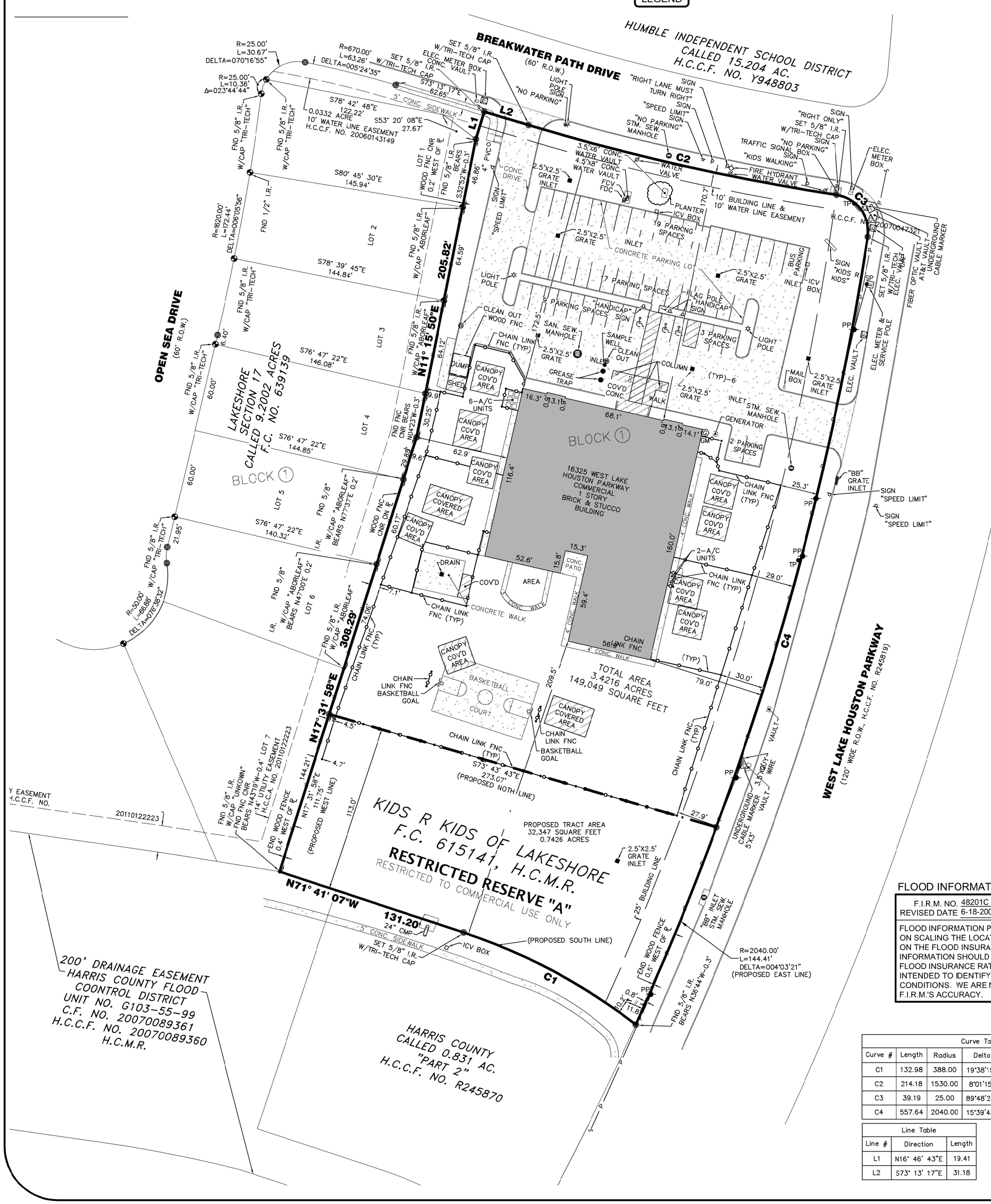
GRATE INLET | LIGHT STANDARD | IRON FENCE | POWER POLE | CONCRETE | CONTROLLING MONUMENT (11-20-19) | CHAIN LINK FENCE
SIGN | WATER VALVE | WOOD FENCE | GUY ANCHOR | COVERED | ELECTRIC METER | WOOD FENCE
MANHOLE | CLEAN OUT | POWER LINE | WATER METER | CALL | FIRE HYDRANT | AT&T BOX
BOLLARD | SANITARY MANHOLE | STORM MANHOLE | ELECTRIC BOX | GAS METER | TRAFFIC POLE

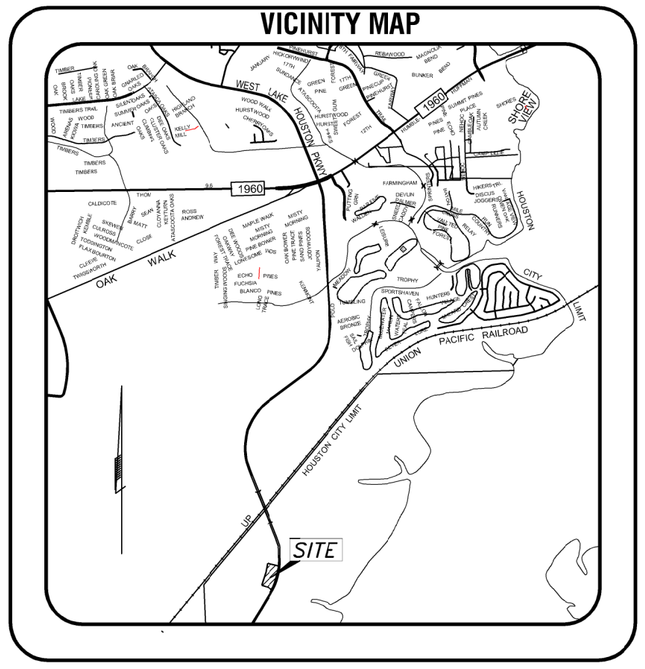
LEGEND

AE = AERIAL EASEMENT	MH = MANHOLE	SAN MH = SANITARY SEWER MANHOLE	FDC = FIRE DEPARTMENT CONTROL VALVE
BL = BUILDING LINE	OHU = OVERHEAD UTILITIES	STM MH = STORM SEWER MANHOLE	FCV = FAUCET CONTROL VALVE ?
FNC = FENCE	P.V.C. = POLYVINYL CHLORIDE PIPE	UE = UTILITY EASEMENT	ICV = IRRIGATION CONTROL VALVE
FND = FOUND	PL = BOUNDARY LINE	WLE = WATERLINE EASEMENT	
I.P. = IRON PIPE	PP = POWER POLE	FNC CNR = FENCE CORNER	
I.R. = IRON ROD	R.C.P. = REINFORCED CONCRETE PIPE	COV'D = COVERED	

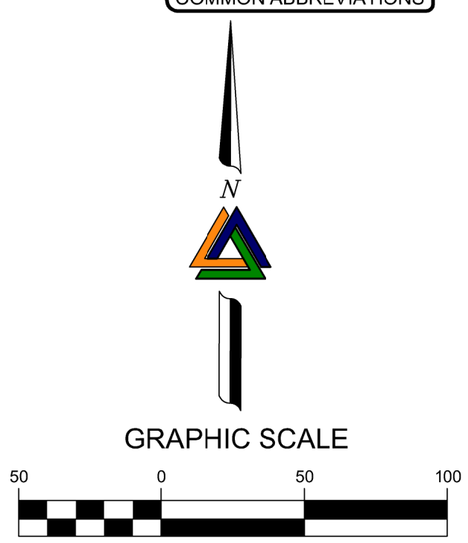
COMMON ABBREVIATIONS



VICINITY MAP



N.T.S.



NOTES

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.

4. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.

5. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.

6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF LAKESHORE LEARNING CENTER INC AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE OWNER/BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

8. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

9. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

11. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

12. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

14. BEARINGS SHOWN HEREON ARE BASED OFF NORTH AMERICAN DATUM 1983 TEXAS STATE PLANE COORDINATE SYSTEM ZONE SOUTH CENTRAL (4204).

15. REASON FOR PRELIMINARY WAITING ON TITLE COMMITMENT FOR SUBJECT PROPERTY.

LEGAL DESCRIPTION

BEING ALL OF RESTRICTED RESERVE "A", BLOCK 1, KIDS R KIDS OF LAKESHORE, A SUBDIVISION OF 3.4216 ACRES OF LAND SITUATED IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2, CITY OF HOUSTON, HARRIS COUNTY, TEXAS BEING A PLAT OF KIDS R KIDS OF LAKESHORE, BLOCK 1, AS RECORDED FILM CODE NO. 615141, IN THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CAT 1A TITLE SURVEY

Surveyor's Certification

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

FLOOD INFORMATION

F.I.R.M. NO. 48201C	PANEL: 510L
REVISED DATE 6-18-2007	ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

Curve Table

Curve #	Length	Radius	Delta	CHD. BEARING	CHD. DIST.
C1	132.98	388.00	19°38'15"	N61°51'59"W	132.33
C2	214.18	1530.00	8°01'15"	S77°13'54"E	214.01
C3	39.19	25.00	89°48'23"	S36°20'20"E	35.30
C4	557.64	2040.00	15°39'43"	S16°23'43"W	555.91

Line Table

Line #	Direction	Length
L1	N16° 46' 43"E	19.41
L2	S73° 13' 17"E	31.18

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

LEWIS BANKS HARRISON
Registered Professional Land Surveyor
Texas Registration Number: 6788
lharrison@tritechtx.com

THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL SIGNATURE OF SURVEYOR.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
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DRAWING INFORMATION
JOB NO. TTC12831-19
CALCULATION BY: J. HARRISON
DRAWN BY: P. HOLMES
BEARING BASE: NAD83TX
FIELD CREW: E. HERNDON / I.BURTON
PEN TABLE: LRC.CTB
DATE: 12-03-19
COGO VER.: ADESK C3D 2019

BOUNDARY SURVEY

PROPERTY INFORMATION
LOT ___ RESTRICTED RESERVE "A"
BLOCK 1
SUBDIVISION KIDS R KIDS OF LAKESHORE
RECORDING F.C. NO. 615141
MAP RECORDS HARRIS COUNTY, TEXAS
BORROWER N/A
TITLE COMPANY N/A
GF NO. N/A
GF. EFFECTIVE DATE N/A
SURVEYED FOR LAKESHORE LEARNING CENTER INC

16325 WEST LAKE HOUSTON PARKWAY

VICTOR BLANCO SURVEY, ABSTRACT NO. 2
HOUSTON, HARRIS COUNTY, TEXAS 77086

NO.	DATE	REASON	BY
1			

REVISIONS

TRI-TECH
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