

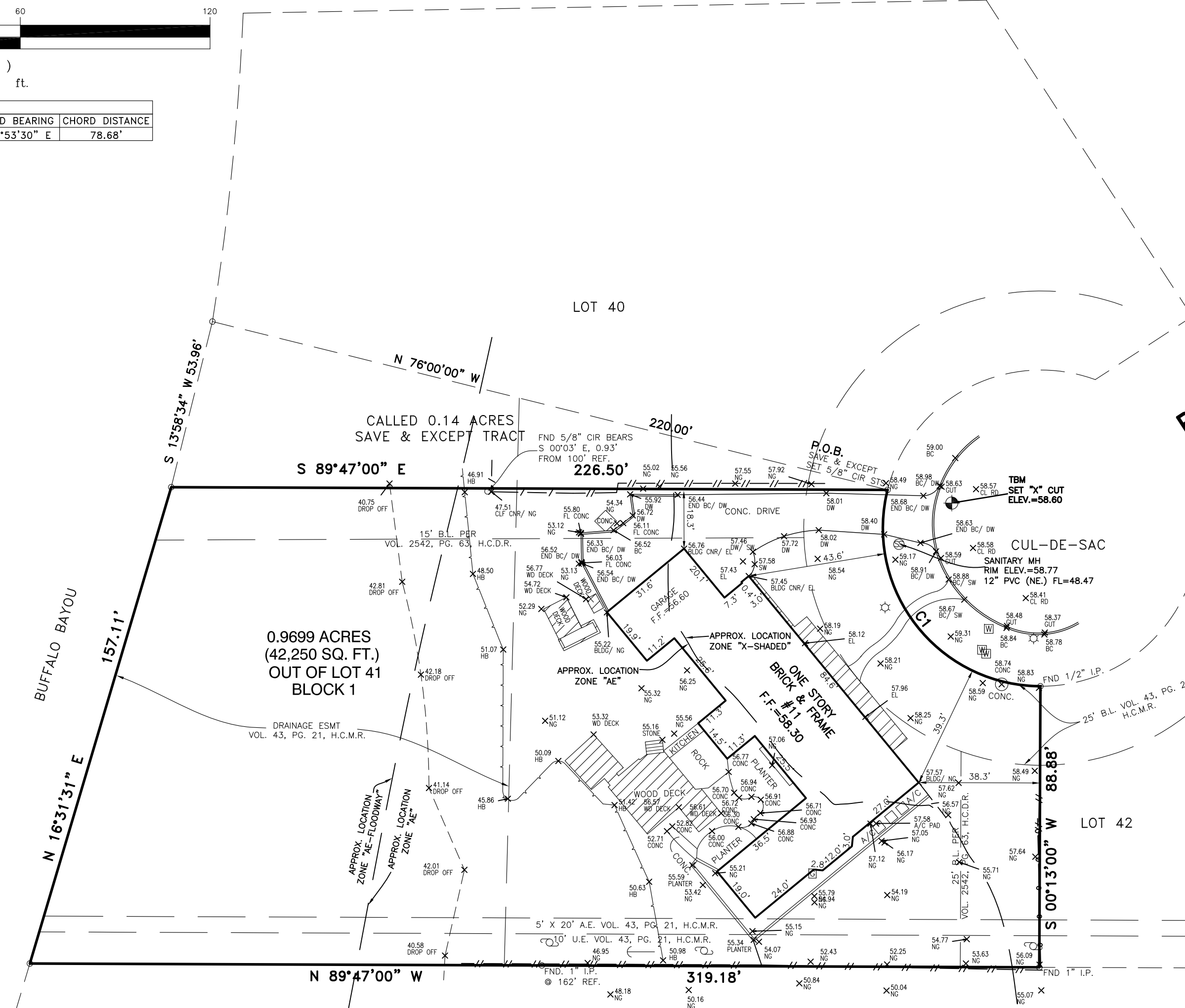
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.00'	103°47'00"	90.57'	S 37°53'30" E	78.68'

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - "STS" - STAMPED SOUTH TEXAS SURVEYING
 - HCCF - HARRIS COUNTY CLERKS FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - ROW - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - X - BARBED WIRE FENCE
 - - CHAIN LINK FENCE
 - - CONCRETE
 - ▨ - COVERED CONCRETE
 - E- OVERHEAD ELECTRIC LINES
 - W- WOOD FENCE
 - W- WROUGHT IRON FENCE
 - G- GUY WIRE
 - ☐ - CATCH BASIN
 - ☐ - CABLE BOX
 - ☐ - ELECTRIC BOX
 - ⊙ - ELECTRIC MH
 - ⊙ - FIRE HYDRANT
 - ⊙ - FIBER OPTIC MARKER
 - ⊙ - FLAG POLE
 - ⊙ - GAS METER
 - ⊙ - GAS VALVE
 - ⊙ - CURB INLET
 - ⊙ - LIGHT POLE
 - ⊙ - MANHOLE
 - ⊙ - MONITORING WELL
 - ⊙ - PIPELINE MARKER
 - ⊙ - POWER POLE
 - ⊙ - SERVICE POLE
 - ⊙ - SANITARY MANHOLE
 - ⊙ - STORM MANHOLE
 - ⊙ - TELEPHONE PEDESTAL
 - ⊙ - TRANSFORMER
 - ⊙ - TRAFFIC SIGNAL BOX
 - ⊙ - TRAFFIC SIGNAL POLE
 - ⊙ - UNDERGROUND CABLE MARKER
 - ⊙ - WATER WELL
 - ⊙ - WATER METER
 - ⊙ - WATER VALVE
 - ⊙ - TBM



RIVER CIRCLE
VOL. 43, PG. 21, H.C.M.R.
(60' R.O.W.)

BENCHMARK

RM NO. 210130
A HCFCD BRASS DISK STAMPED W100 BM03 FROM THE INTERSECTION OF SOUTH VOSS ROAD AND SAN FELIPE DRIVE, TURN RIGHT ONTO SAN FELIPE DRIVE TRAVEL APPROXIMATELY 0.2 MILE TO CONCRETE BRIDGE. MONUMENT IS LOCATED WESTBOUND ON SAN FELIPE DOWNSTREAM CENTERLINE. IN KEYMAP 490R IN THE BUFFALO BAYOU WATERSHED NEAR STREAM W100-00-00. ELEV. = 57.28 FEET NAVD 88, 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

LEGAL DESCRIPTION

LOT FORTY ONE (41), IN BLOCK ONE (1), OF REPLAT OF RIVERBEND ADDITION, AN ADDITION IN HARRIS, COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT A TRIANGULAR TRACT OUT OF LOT 41, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARING BASIS IS THE SOUTH LINE OF SUBJECT LOT, BEING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST;

ALL THAT CERTAIN 0.14 ACRE TRACT OR PARCEL OF LAND OUT OF LOT FORTY-ONE (41), IN BLOCK ONE (1), OF REPLAT OF RIVERBEND ADDITION AS RECORDED IN VOLUME 43, PAGE 21, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.14 ARRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE NORTHERLY NORTHEAST CORNER OF SAID LOT 41 AND THE COMMON FRONT CORNER WITH LOT 40;

THENCE, NORTH 76 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE COMMON LINE BETWEEN LOTS FORTY (40) AND FORTY-ONE (41), A DISTANCE OF 220.00 FEET TO THE REAR COMMON CORNER OF LOTS FORTY (40) AND FORTY-ONE (41) IN THE CENTER OF BUFFALO BAYOU TO A POINT FOR CORNER;

THENCE, SOUTH 13 DEGREES 58 MINUTES 34 SECONDS WEST, ALONG THE CENTER LINE OF BUFFALO BAYOU, A DISTANCE OF 53.96 FEET TO A POINT FOR CORNER,

THENCE, SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 226.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRE (5,936 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY OF

LOT FORTY ONE (41), IN BLOCK ONE (1), OF REPLAT OF RIVERBEND ADDITION, AN ADDITION IN HARRIS, COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 43, PAGE 21 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT 0.14 ACRES.

SURVEYOR'S CERTIFICATION
TO: DAVID NIVER AND STEWART TITLE GUARANTY COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 286768 of STEWART TITLE GUARANTY COMPANY

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



- NOTES:**
1. BEARING BASIS IS THE SOUTH LINE OF SUBJECT LOT BEING N 89°47'00" W.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 286768 OF STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2018
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2018. ALL RIGHTS RESERVED.
 7. BUILDING SET BACK LINE FOR GARAGE OR OTHER PERMITTED ACCESSORY BUILDING, 75 FEET IN WIDTH ALONG THE EAST, AND 5 FEET IN WIDTH ALONG THE NORTH PROPERTY LINES, AS REFLECTED IN INSTRUMENT RECORDED IN VOLUME 2542, PAGE 63 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE AE & X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48201C 0645L, DATE 6-18-2007, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 11 RIVER CIRCLE
HOUSTON, TEXAS 77063

JOB NO.: 1792-18 SCALE: 1" = 30' DATE: 10-11-18

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 1792-18