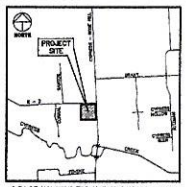


CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

RESIDUE OF A CALLED 128.8 ACRE
LLOYD R. CUNNINGHAM, JR., ETUX.
H.C.C.F. NO. E679011
VOL. 235, PG. 563, H.C.D.R.

K-Z ROAD
60' R.O.W.
ASPHALT

N 89°56'20" E 744.23'

10.000 ACRES
435,605 SQ.FT.

RESIDUE OF A CALLED 128.8 ACRE
LLOYD R. CUNNINGHAM, JR., ETUX.
H.C.C.F. NO. E679011
VOL. 235, PG. 563, H.C.D.R.

CYPRESS ROSEHILL ROAD (VARIES)

S 87°30'14" W 743.82'

T.B.M. "B"
ELEV. 160.32

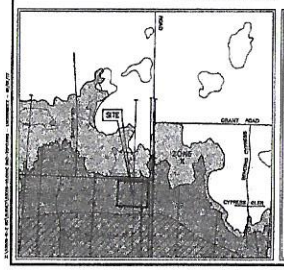
T.B.M. "A"
ELEV. 159.53

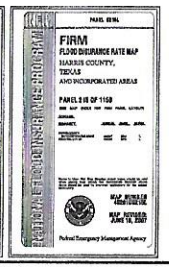
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- ● = BOLLARD
- ♿ = HANDICAP
- GM = GAS METER
- GV = GAS VALVE
- FH = FIRE HYDRANT
- WM = WATER METER
- WV = WATER VALVE
- ICV = IRRIGATION CONTROL VALVE
- ▣ = WATER INLET
- ● = GRATE INLET
- CO = CLEANOUT
- ▭ = SIDEWALK
- TP = TELEPHONE PEDESTAL
- EB = ELECTRIC BOX
- TSB = TRAFFIC SIGNAL BOX
- LP = LIGHT POLE
- TSP = TRAFFIC LIGHT POLE
- ⊙ = GROUND/SPOT LIGHT
- PP = POWER POLE
- PP/T = POWER POLE W/TRANSFORMER
- PP/LT = POWER POLE W/LIGHT
- PP/TT = POWER POLE W/TELCO/CATV
- MP = METER POLE
- SP = SIGNAL POLE
- GUY = GUY ANCHOR
- OHP = OVERHEAD POWER LINE
- BWF = BARBED WIRE FENCE
- WIF = WROUGHT IRON FENCE
- WDF = WOOD FENCE
- CLF = CHAINLINK FENCE
- GP = GATE POST
- WP = WOOD PLANKS
- APPROX. = APPROXIMATE
- ROW = ROADWAY
- ℄ = BORE
- ● = PROPANE MARKER
- UGS = UNDERGROUND CABLE SIGN
- CTL = CATHODIC TEST LEAD
- MW = MONITORING WELL
- P = PIN FLAG/PAINT MARK
- TC = TOP OF CURB
- G = GUTTER
- TG = TOP OF GRATE
- FL = FLOW LINE
- MH = MANHOLE
- BW = BIRDPATH BENCH
- STM = STORM SEWER
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- RCP = REINFORCED CONCRETE PIPE
- TEL = TELEPHONE
- PMT = SOUTHWESTERN BELL TELEPHONE MH.
- WTR = WATER
- UD = UNDERGROUND
- FND = FOUND
- H.C.C.F. = HARRIS COUNTY CLERK FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- IP = IRON PIPE
- IR = IRON ROD
- NAIL = NAIL
- PK = PUNCH
- R.O.W. = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- VOL. = VOLUME
- P.G. = PAGE
- ● = BUILDING LINE
- U.E. = UTILITY EASEMENT
- ○ = PIPE/SHRUB

FLOOD INFORMATION





DESCRIPTION

A TRACT OR PARCEL CONTAINING 10.000 ACRES OR 435,605 SQUARE FEET OF LAND BEING A PORTION OF A CALLED 128.8 ACRE TRACT CONVEYED TO LLOYD R. CUNNINGHAM, JR., ET UX, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. E679011 (VOL. 235, PG. 563, HARRIS COUNTY DEED RECORDS), SITUATED IN THE F. BENIGNUS SURVEY, ABSTRACT NO. 1463, HARRIS COUNTY, TEXAS; SAID 10.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)):

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF CYPRESS ROSEHILL ROAD (RIGHT VARIES) AND THE SOUTH R.O.W. LINE OF K-Z ROAD (60 FEET WIDE) MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4" INCH IRON ROD FOUND BEARS FOR REFERENCE SOUTH 88 DEG. 08 MIN. 20 SEC. WEST — 40.01 FEET;

THENCE SOUTH 00 DEG. 03 MIN. 38 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID CYPRESS ROSEHILL ROAD, A DISTANCE OF 978.19 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 128.8 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 87 DEG. 30 MIN. 14 SEC. WEST, PASSING A DISTANCE OF 24.83 FEET, TO A CONCRETE TOP MONUMENT FOUND STAMPED "WINDROSE" LAND SURVEYING" FOUND ON THE WEST LINE OF A 50 FOOT ELECTRIC EASEMENT AS RECORDED UNDER H.C.C.F. NO. E679011, AND CONTINUING FOR A TOTAL DISTANCE OF 743.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "WINDROSE LAND SURVEYING" SET MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 00 DEG. 03 MIN. 38 SEC. WEST, A DISTANCE OF 600.65 FEET, TO A CAPPED 1/2" INCH IRON ROD STAMPED "WINDROSE LAND SURVEYING" SET ON THE SOUTH R.O.W. LINE OF SAID K-Z ROAD MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 56 MIN. 20 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID K-Z ROAD, A DISTANCE OF 744.23 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF 435,605 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN GF# 1703-2017-1 WITH AN EFFECTIVE DATE OF 2/3/17 AND ISSUED ON 2/10/17, AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS LISTED IN SCHEDULE 'B' OF SAID GF#.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.99993000 WAS USED.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0515L, EFFECTIVE DATE JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO BE WITHIN ZONE "X" (SHADED), DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS INFORMATION IS GIVEN FOR INFORMATIONAL PURPOSES ONLY AND THE SURVEYOR SHALL NOT ASSUME LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS FOR CITY OF HOUSTON ORDINANCE NO. 2012-348 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS REQUIRED PRIOR OF THE TRACT BEING DEVELOPED AS THE BUILDING SETBACK LINE(S) SHOWN HEREON. BUILDING SETBACK LINES SHOWN HEREON ARE ESTABLISHED BY THE CITY OF HOUSTON ORDINANCE NO. 2012-348 AND ARE SUBJECT TO CHANGE BY THE CITY OF HOUSTON. THE SURVEYOR MAKES NO REPRESENTATION AS TO ZONING REQUIRED SETBACKS OTHER THAN SHOWN HEREON. PLATTING OF LAND OR PLANS SUBMITTED TO SUIT CONDITIONS, THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR FILING BUILDING PERMITS.
5. NEARLY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE UTILITIES, UNDERGROUND TANKS, OR EXCAVATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE BOUNDARY CONTACT DETAILS SHOWN HEREON ARE BASED ON THE AUTHORITATIVE EVIDENCE OF THE MONUMENTS AND ESTIMATED OCCUPATION ON THE GROUND. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE INHERENT ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WERE DIMENSIONED TIES AND SHOWN WHERE THEY ARE APPROXIMATELY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS. ALL SPOT ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE BUILT SURFACE ELEVATIONS.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE ESTIMATED BY A MEASURE-DOWN TAKING FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND RIM, CONFINED WITH UTILITY PLANS WHERE POSSIBLE.

SCHEDULE 'B' NOTES

8.I RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 20160018353 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS AS TO THE RESTRICTIONS (ALL PROVISIONS REGARDING RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE UNENFORCEABLE.)

8.10(d) ROAD DRAINAGE AND OTHER PURPOSE EASEMENT AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S F.C. NO. 20120343433, 20120343616 AND 20120363061 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

BENCHMARK — PUBLISHED ELEVATION — 164.10
BEING A HARRIS COUNTY FLOODPLAIN REFERENCE MARK BRASS DISC NO. 110070 STAMPED "110070 POINT 2" SET IN THE TOP OF THE NORTH END OF A CONCRETE HEADWALL APPROXIMATELY 1.3 MILES NORTH OF ITS INTERSECTION WITH HUFFMEISTER, ON A BRIDGE OVER LITTLE CYPRESS CREEK DRAINAGE DITCH (SHOWN HEREON)

TEMPORARY BENCHMARK "A" — ELEVATION — 159.53'
BEING A CUT BOX ON INLET, LOCATED ON THE WEST R.O.W. LINE OF CYPRESS ROSEHILL ROAD, APPROXIMATELY 850 FEET SOUTH FROM K-Z ROAD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" — ELEVATION — 160.32'
BEING A CUT BOX ON INLET LOCATED ON THE WEST R.O.W. LINE OF CYPRESS ROSEHILL ROAD, APPROXIMATELY 145 FEET NORTH FROM K-Z ROAD. (SHOWN HEREON)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°57'27" E	21.90'
L2	S 87°58'20" W	40.01'

SURVEYOR'S CERTIFICATION

TO: BRIANCE MILLER
STEWART SITE QUARANTY COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY. THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON. THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY OR STREET. THE SURVEY AS SHOWN HEREON COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A SURVEY OF THE TYPE AND ORDER INDICATED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
KEVIN M. REDY
6130
REGISTERED
PROFESSIONAL
LAND SURVEYOR

05-26-17
DATE

KEVIN M. REDY
Registered Professional Land Surveyor
Texas Registration No. 6130

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
3300 MILLBROOK SUITE 208 | HOUSTON, TX 77063 | 713.458.3281
FIRM REGISTRATION NO. 10106600 | WINDROSELAND.COM

LAND TITLE AND TOPOGRAPHIC
LAND SURVEY OF
10.000 AC. / 435,605 SQ. FT.
SITUATED IN THE
F. BENIGNUS SURVEY
ABSTRACT NO. 1463
HARRIS COUNTY, TEXAS

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FIELD BY:	JM	DRAWN BY:	TM/JH	JOB NO.	53009-10.00AC
CHECKED BY:	KR	DATE:	MAY, 2017	SHEET NO.	1 OF 1