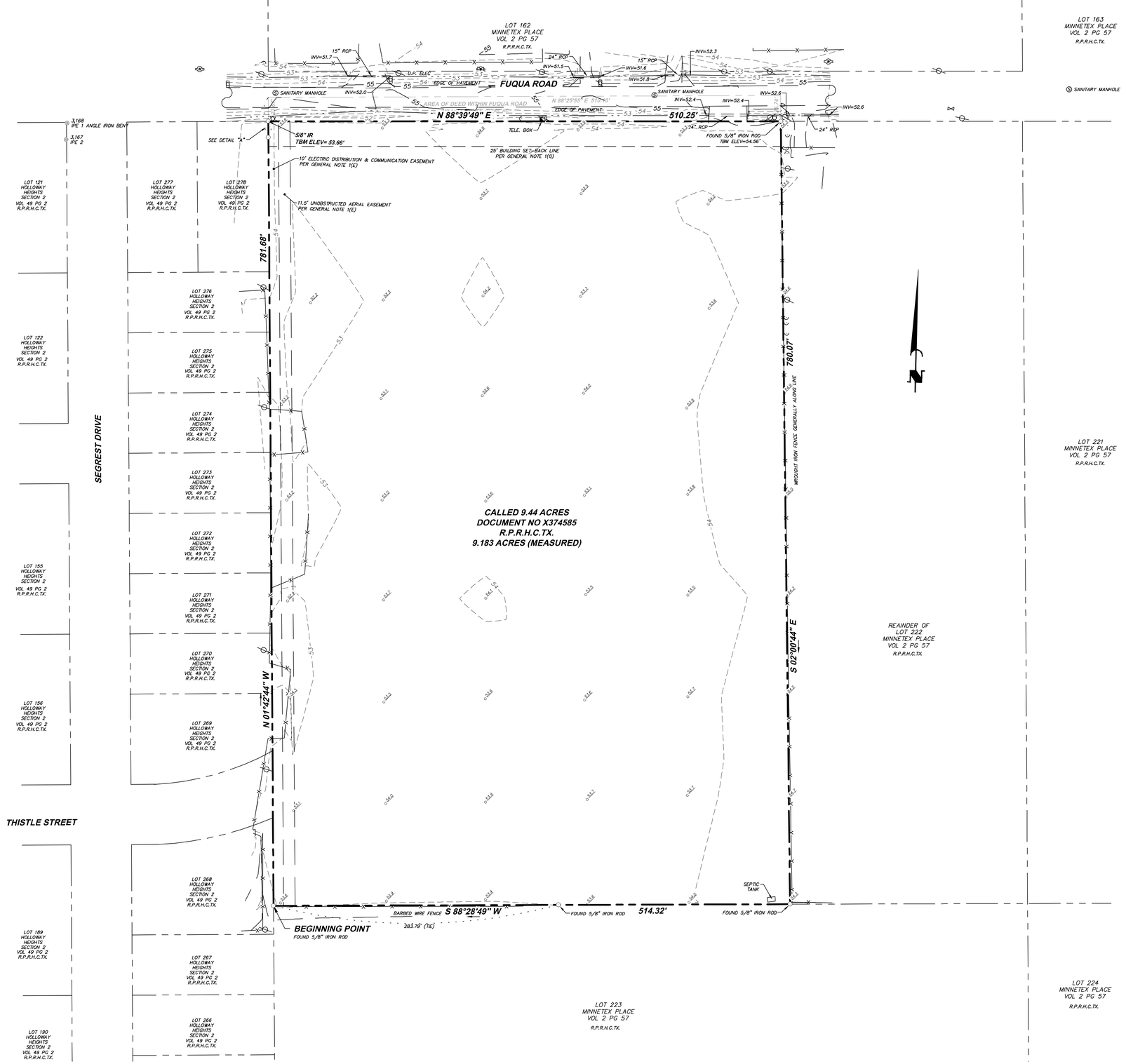

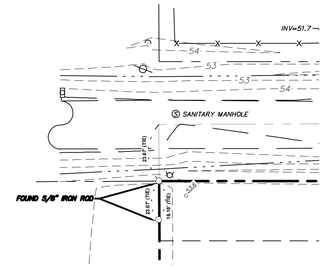

DETAIL "A"
1"=30'

LEGEND

SYMBOLS
- FIRE HYDRANT
- GUY ANCHOR
- IRON PIN FOUND
- IRON PIPE FOUND
- MAILBOX
- MONUMENT FOUND
- SANITARY MANHOLE
- UTILITY BOX
- UTILITY POLE
- WATER METER
- WATER VALVE

LINES
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- FENCE
- OH — OVERHEAD WIRE
- R.O.W. LINE/LOT LINE

ABBREVIATIONS

O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS HARRIS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS HARRIS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT

GENERAL NOTES:

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH COMMITMENT FOR TITLE INSURANCE NUMBER FAH21010539A, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 11, 2021 AT 8:00 AM.

   SCHEDULE B

   E. ELECTRIC DISTRIBUTION AND COMMUNICATION FACILITIES PER HARRIS COUNTY CLERK'S FILE No. 20110206528. (EFFECTS PROPERTY, PLOTTED)

   F. WATER METER EASEMENT PER HARRIS COUNTY CLERK'S FILE No. 20110193165. (DOES NOT EFFECT PROPERTY, NOT PLOTTED)

   G. 25' BUILDING LINE PER HARRIS COUNTY CLERK'S FILE NUMBER No. N2538863 (EFFECTS PROPERTY, PLOTTED)

   H. AFFIDAVIT TO THE PUBLIC REGARDING ON-SITE WASTEWATER TREATMENT SYSTEM PER HARRIS COUNTY CLERK'S FILE NUMBER No. U570821 (EFFECTS PROPERTY, NOT PLOTTABLE)

   J. HOBBY AIRPORT SITE ZONE PER VOLUME 7940, PAGE 233 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (EFFECTS PROPERTY, NOT PLOTTABLE)

2. ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), TEXAS STATE PLANE COORDINATE SYSTEM "TEXAS SOUTH CENTRAL ZONE", U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY PS&S, LLC. DISTANCES AND AREAS ARE GRID VALUES. SCALE FACTOR= 0.999874902
3. OWNERSHIP PROVIDED BY CLIENT AND/OR CLIENT'S AGENT.
4. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE COMMISSIONED SCOPE OF THIS SURVEY.
6. ACTUAL FIELD SURVEY PERFORMED BY PS&S, LLC PERSONNEL ON JULY 13, 14, JUNE 19, 2021, OCTOBER 21, 2021, OCTOBER 22, 2021, AND OCTOBER 28, 2021.
7. COMPANION DRAWING IS FILED IN THE OFFICE OF PS&S, LLC AND FURTHER DESCRIBES THE RECONSTRUCTION OF THIS SURVEY.
8. VERTICAL DATUM IS NAVD88 BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK No. 010185. ELEVATION = 51.50'.

"I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN IN THE FIELD IN A BONA FIDE SURVEY MADE UNDER MY SUPERVISION."

STATE OF TEXAS REGISTERED MICHAEL G. SPORES 6634 PROFESSIONAL LAND SURVEYOR

MICHAEL G. SPORES TEXAS R.P.L.S. NO. 6634

BOUNDARY & TOPOGRAHPIC SURVEY

CALLED 9.44 ACRE TRACT CONTAINING 9.183 ACRES
BEING THE WEST HALF OF A CALLED 18.87 ACRE TRACT
OUT OF LOT 222 AND WEST HALF OF LOT 221 IN MINNETEX PLACE
AS RECORDED IN VOLUME 2 PAGE 57
HARRIS COUNTY, TEXAS

PS&S DW SMITH
18 AUGUSTA PINES DRIVE
SUITE 100 W
SPRING, TX 77389
(832) 861-6448
WWW.PSANDS.COM
WWW.DWSMITH.COM
ENGINEERS ▼ PLANNERS ▼ SURVEYORS
ENVIRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE ARCHITECTS
TEXAS FIRM REG. #10194677

PROJECT No.:	074070001
DATE:	JULY 19, 2021
DESIGNED BY: M.G.S.	SCALE: 1" = 50'
DRAWN BY: C.A.K.	REVIEWED BY: M.G.S.
SHEET:	1 OF: 1

MICHAEL G. SPORES
PROFESSIONAL LAND SURVEYOR
TX. R.P.L.S. No. 6634

GRAPHIC SCALE
50 25 0 50 100
(IN FEET)
1 INCH = 50 FEET

ORIGINAL DOCUMENT SIZE: 36" x 24"

No.	DATE	BY	DESCRIPTION
			REVISIONS

Plotted: 11/02/21 – 2:52 PM, By: mkester
File: S:\Projects\2021\074070001\CAD\Sheets\V-074070001-BTS.dwg-1