



**HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'**

BENCHMARK PUBLISHED ELEVATION - 43.03
FLOODPLAIN REFERENCE MARK NUMBER 030380 A BRASS DISC STAMPED E1208 1973 LOCATED FROM THE INTERSECTION OF AIRPORT BOULEVARD AND MYKAWA ROAD, TRAVEL SOUTH ON MYKAWA ROAD APPROXIMATELY 1.1 MILE. MONUMENT IS LOCATED ON THE LEFT SIDE, NAVD, 2001 ADJUSTED.

TEMPORARY BENCHMARK "A" ELEVATION - 42.82
A CUT "X" LOCATED ON THE MEDIAN ON EAST OREM DRIVE AND APPROXIMATELY 1335.92 FEET FROM THE INTERSECTION OF EAST OREM DRIVE AND FORTON ROAD.

TEMPORARY BENCHMARK "B" ELEVATION - 43.00
CAPPED TRAVERS LOCATED ON THE MEDIAN ON EAST OREM DRIVE AND APPROXIMATELY 146.11 FEET FROM THE INTERSECTION OF EAST OREM DRIVE AND FORTON ROAD.

DESCRIPTION OF PARCEL 1

A TRACT OR PARCEL CONTAINING 0.2235 ACRES OR 9,737 SQUARE FEET OF LAND SITUATED IN THE R.A. BOATWRIGHT SURVEY, ABSTRACT NO. 1073, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 12, MINNETEX PLACE, MAP OR PLAN THEREOF AS RECORDED IN VOL. 2, PG. 57, H.C.M.R. (HARRIS COUNTY MAP RECORDS), ALSO BEING THE SAME CALLED 0.22 OF AN ACRE DESCRIBED IN DEED TO JOSE RAMON JAUREGUE, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. RP-2021-295815 WITH SAID 0.2235 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WILLARDVILLE STREET (AKA EAST OREM DRIVE) (110 FOOT R.O.W.) FOR THE SOUTHWEST CORNER OF THE NORTH 40 FEET OF LOT 337 & 338, BLOCK 22, EAST SUBDIVISION, MAP OR PLAN THEREOF AS RECORDED IN VOL. 8, PG. 23, H.C.M.R., AND THE SOUTHWEST CORNER OF A CALLED 2.91 ACRE TRACT DESCRIBED IN DEED TO JOSE RAMON JAUREGUE, RECORDED IN SAID H.C.C.F. NO. RP-2021-295815;

THENCE, NORTH 01 DEG. 29 MIN. 25 SEC. WEST, ALONG THE COMMON LINE OF SAID WEST LINE OF SAID BLOCK 22 AND BLOCK 21 OF SAID EAST SUBDIVISION, A DISTANCE OF 194.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF A CALLED 30 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO SHELL PIPELINE CORPORATION, RECORDED IN VOL. 2363, PG. 39, HARRIS COUNTY DEED RECORDS (H.C.D.R.), AND SAID CALLED 0.22 OF AN ACRE TRACT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS NORTH 77 DEG. 53 SEC. WEST, A DISTANCE OF 5.30 FEET;

THENCE, NORTH 87 DEG. 00 MIN. 13 SEC. WEST, ALONG THE COMMON LINE OF SAID 30 FOOT WIDE STRIP AND SAID CALLED 0.22 OF AN ACRE TRACT, A DISTANCE OF 194.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID CALLED 0.22 OF AN ACRE TRACT DESCRIBED IN DEED TO THE CITY OF HOUSTON, AS RECORDED UNDER H.C.C.F. NO. P420485, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 29 MIN. 25 SEC. WEST, ALONG THE COMMON LINE OF SAID 0.2235 ACRE TRACT AND SAID CALLED 0.22 OF AN ACRE TRACT, A DISTANCE OF 40.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF LOT 3 OF SAID MINNETEX PLACE, FOR THE COMMON NORTH CORNER OF SAID CALLED 0.22 OF AN ACRE TRACT AND SAID CALLED 0.22 OF AN ACRE TRACT, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 00 MIN. 13 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 3 & SAID CALLED 0.22 OF AN ACRE TRACT, A DISTANCE OF 194.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF LOT 353, BLOCK 21 OF SAID EAST SUBDIVISION, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2 INCH IRON PIPE FOUND BEARS NORTH 87 DEG. 07 MIN. EAST, A DISTANCE OF 1.03 FEET;

THENCE, SOUTH 01 DEG. 57 MIN. 37 SEC. EAST, ALONG THE WEST LINE OF SAID LOT 351, BLOCK 21, A DISTANCE OF 60.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2235 OF AN ACRE OR 9,737 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57234, PREPARED BY WINDROSE LAND SERVICES, INC.

DESCRIPTION OF PARCEL 2

A TRACT OR PARCEL CONTAINING 2.906 ACRES OR 126,591 SQUARE FEET OF LAND SITUATED IN THE R.A. BOATWRIGHT SURVEY, ABSTRACT NO. 1073, HARRIS COUNTY, TEXAS, BEING A PORTION OF LOT 12, MINNETEX PLACE, MAP OR PLAN THEREOF AS RECORDED IN VOLUME (VOL.) 2, PAGE (PG.) 57, HARRIS COUNTY MAP RECORDS (H.C.M.R.), BEING THE SAME CALLED 2.91 ACRES DESCRIBED IN DEED TO JOSE RAMON JAUREGUE, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. RP-2021-295815, WITH SAID 2.906 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WILLARDVILLE STREET (AKA EAST OREM DRIVE) (110 FOOT R.O.W.) FOR THE SOUTHWEST CORNER OF THE NORTH 40 FEET OF LOT 337 & 338, BLOCK 22, EAST SUBDIVISION, MAP OR PLAN THEREOF AS RECORDED IN VOL. 8, PG. 23, H.C.M.R., MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

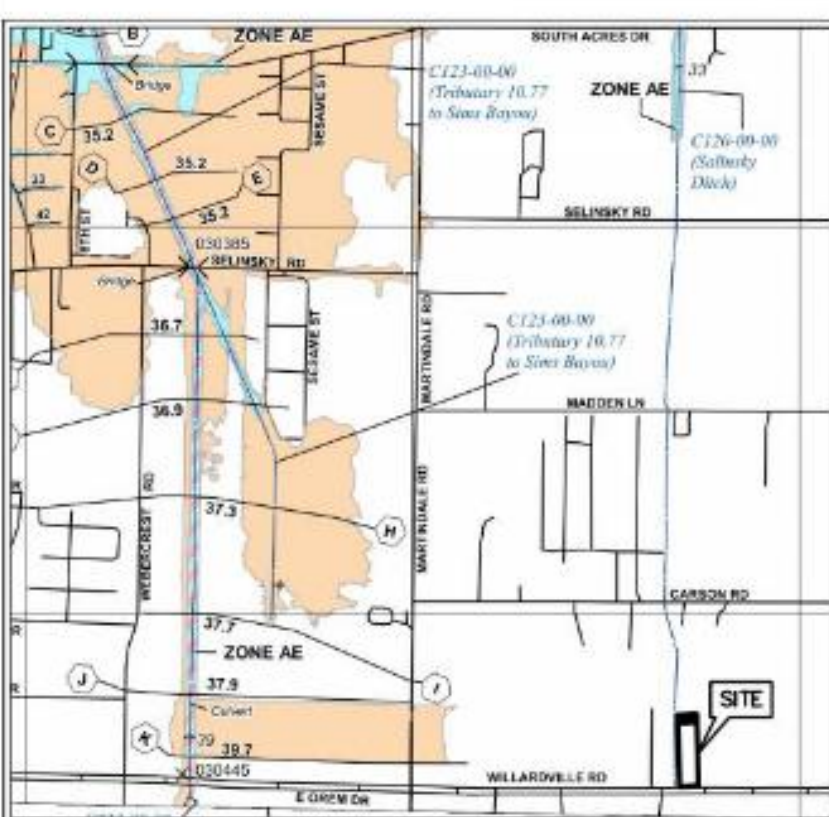
THENCE, SOUTH 87 DEG. 00 MIN. 13 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF WILLARDVILLE STREET, A DISTANCE OF 194.73 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID CALLED 2.91 ACRE TRACT AND A CALLED 1.0824 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF HOUSTON, RECORDED UNDER H.C.C.F. NO. P420485, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 29 MIN. 25 SEC. WEST, ALONG THE COMMON LINE OF SAID 1.0824 ACRE TRACT AND SAID 2.91 ACRE TRACT, A DISTANCE OF 60.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 500, BLOCK 21 OF SAID EAST SUBDIVISION, MARKING THE COMMON EAST CORNER OF SAID 1.0824 ACRE TRACT AND SAID CALLED 2.91 ACRE TRACT AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 00 MIN. 13 SEC. EAST, ALONG THE COMMON LINE OF SAID 30 FOOT WIDE STRIP AND SAID CALLED 2.91 ACRE TRACT, A DISTANCE OF 194.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF LOT 500, BLOCK 21 OF SAID EAST SUBDIVISION, MARKING THE COMMON EAST CORNER OF SAID 30 FOOT WIDE STRIP AND SAID CALLED 2.91 ACRE TRACT, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 57 MIN. 37 SEC. EAST, ALONG THE WEST LINE OF SAID BLOCK 21 AND SAID BLOCK 22 OF SAID EAST SUBDIVISION, A DISTANCE OF 650.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.906 ACRES OR 126,591 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57234, PREPARED BY WINDROSE LAND SERVICES, INC.

FLOOD INFORMATION

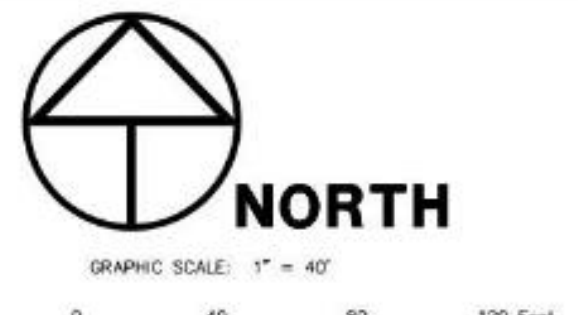
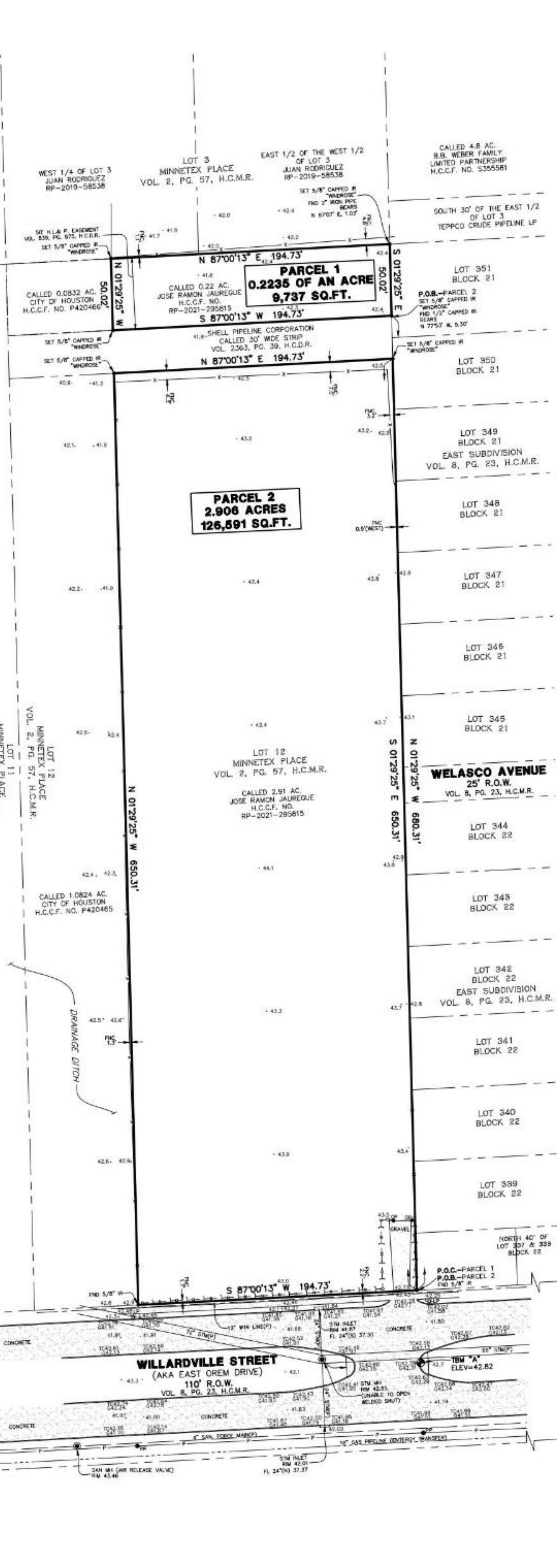


National Flood Insurance Program

HARRIS COUNTY, TEXAS
POLICY NO. 890-1150

COMMUNITY: HOUSTON 5749
SERIES: 6029A
POLICY NO.: 890-1150

VERGHS NUMBER: 2.3.33
WIP NUMBER: 482030890M
WIP EFFECTIVE DATE: MAY 2, 2019



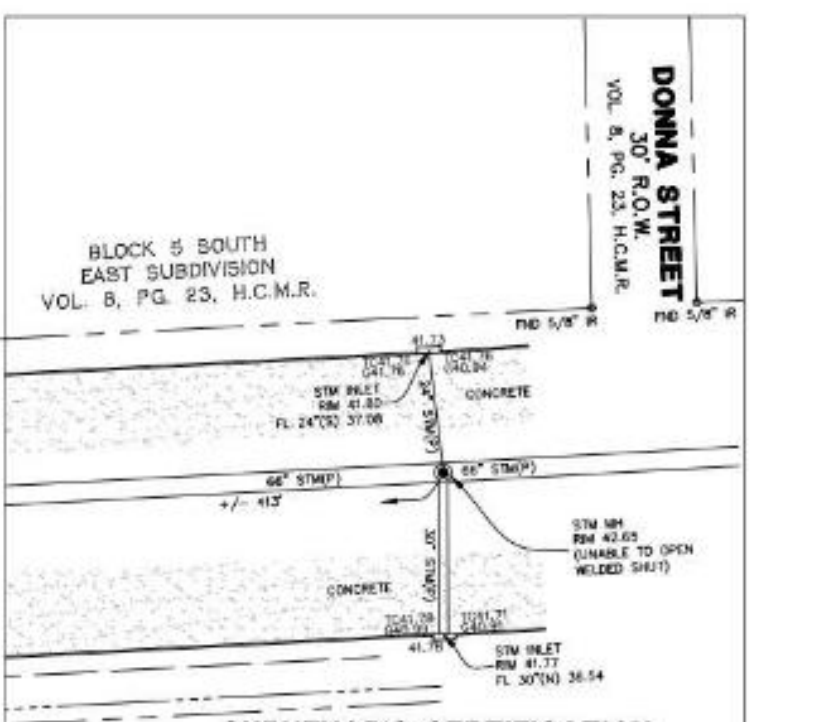
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. FTH-09F-F4H2020769207 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 12, 2021, ISSUED DATE OF MAY 24, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987620.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48021C0890M REVISED/DATED MAY 2, 2019, THE SUBJECT TRACT APPEARS TO BE WITH UNSHADDED ZONE "A1". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY IN THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE FLATING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE BM OR TOP OF GATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
11. SANITARY, STORM, AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF HOUSTON AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE BM OR TOP OF GATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DITESTS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DITESTS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

LEGEND

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

BM	BOLLARD	PLM	PIPELINE MARKER
UCS	UNDERGROUND CABLE SIGN	CM	CATHODIC TEST LEAD
GM	GAS METER	W	WATER METER
GV	GAS VALVE	WV	WATER VALVE
FH	FIRE HYDRANT	IC	TOP OF CURB
WM	WATER METER	O	OUTLET
WV	WATER VALVE	IB	IRON BOLT
ICV	IRRIGATOR CONTROL VALVE	FL	FLOOR LINE
GR	GRATE	HS	HIGHWAY
GR	GRATE	SS	SANITARY SEWER
CS	CLEANOUT	SW	STORM SEWER
TP	TELEPHONE PEDestal	CM	CONCRETE METAL PIPE
EB	ELECTRIC BOX	CP	CONCRETE PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	CCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLF	TRAFFIC LIGHT POLE	SWT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WH	WATER
PP	POWER POLE	U	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FO	FOUND
PP/W	POWER POLE W/OUTLET	HCCF	HARRIS COUNTY CLERK FILE
MP	METER POLE	HCCD	HARRIS COUNTY DEED RECORDS
SP	SERVICE POLE	HCMR	HARRIS COUNTY MAP RECORDS
GA	GUY ANCHOR	R	IRON PIPE
OP	OVERHEAD POWER LINE	RS	IRON ROD
WF	WROUGHT IRON FENCE & BRICK COLUMN	N	NUMBER
WF	WROUGHT IRON FENCE & BRICK COLUMN	PA	FACE
WF	WROUGHT IRON FENCE & BRICK COLUMN	R.O.W.	RIGHT-OF-WAY
DF	DRAINAGE DITCH	SQ. FT.	SQUARE FEET
GP	GATE POST	VOL.	VOLUME
PL	PER PLANS	FL.	FLOOR CODE
APPROX.	APPROXIMATE	BL.	BUILDING LINE
HS	HIGHWAY	U	UTILITY ASSIGNMENT
S	SECTION	TRF/S&R	TRAIL/STAKE



SCHEDULE 'B' NOTES

1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORDS ITEMIZED BELOW THOSE RECORDED IN VOLUME 2, PAGE 57, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THOSE IN VOLUME 839 PAGE 579 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)
10. SUBJECT TO EASEMENTS) AS GRANTED IN VOLUME 501 PAGE 374 (BLANKET IN NATURE) AND VOLUME 894 PAGE 224 (BLANKET IN NATURE) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

REVISIONS

DATE	REASON	BY

WINDROSE LAND SURVEYING & PLATTING

11111 RICHMOND AVE STE 180 | HOUSTON, TX 77061 | 713.468.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE & TOPOGRAPHIC SURVEY OF
0.2235 OF AN AC. / OR 9,737 SQ. FT. (PARCEL 1) AND
2.906 AC. / OR 126,591 SQ. FT. (PARCEL 2)
BEING A PORTION OF LOT 12,
MINNETEX PLACE [VOL. 2, PG. 57, H.C.M.R.]
SITUATED IN THE
R.A. BOATWRIGHT SURVEY, A-1073
HARRIS COUNTY, TEXAS

FIELD BY: CW CHECKED BY: DG JOB NO. 57234
DRAWN BY: MAP DATE: NOVEMBER 2021 SHEET NO. 1 OF 1