

CITY OF HOUSTON, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 5.002 ACRES OR 217,879 SQUARE FEET OF LAND SITUATED IN THE J. POITEVENT SURVEY, ABSTRACT NO. 305, FORT BEND COUNTY, TEXAS, BEING ALL OF A CALLED 5.0038 ACRE TRACT OF LAND CONVEYED TO J. MARK GRESHAM AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2013055140, WITH SAID 5.002 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 EASTERLY LINE OF A CALLED 205.9216 ACRE TRACT OF LAND CONVEYED TO UNITED SALT CORPORATION AS RECORDED UNDER VOLUME 702, PAGE 399 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) MARKING THE COMMON WESTERLY CORNER OF SAID 5.0038 ACRE TRACT AND UNRESTRICTED RESERVE "A" BLOCK 1 OF SAINT THOMAS CSI CHURCH OF GREATER HOUSTON, MAP OR PLAN THEREOF RECORDED UNDER PLAT NO. 20160223 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND FOR REFERENCE BEARS NORTH 78 DEG. 15 MIN. EAST, 0.95 FEET;

THENCE, NORTH 86 DEG. 52 MIN. 53 SEC. EAST ALONG THE COMMON LINE OF SAID 5.0038 ACRE TRACT AND SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 330.07 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON NORTHERLY CORNER OF SAID 5.0038 ACRE TRACT AND A CALLED 18,2866 ACRE TRACT OF LAND CONVEYED TO SHEFFIELD CONGREGATIONAL ADVENT CHURCH AS RECORDED UNDER F.B.C.C.F. NO. 9422332, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND FOR REFERENCE BEARS NORTH 78 DEG. 15 MIN. EAST, 0.95 FEET AND A 5/8 INCH IRON ROD FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CHIMNEY ROCK ROAD (100' WIDTH) AS RECORDED UNDER VOLUME 619, PAGE 39 AND VOLUME 633, PAGE 613, F.B.C.D.R. BEARS NORTH 86 DEG. 52 MIN. 53 SEC. EAST - 330.07 FEET AND NORTH 86 DEG. 48 MIN. 51 SEC. EAST 110.79 FEET;

THENCE, SOUTH 03 DEG. 01 MIN. 13 SEC. EAST ALONG THE COMMON LINE OF SAID 5.0038 ACRE TRACT AND SAID 18,2866 ACRE TRACT, A DISTANCE OF 660.06 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHERLY LINE OF A CALLED 5.000 ACRE TRACT OF LAND CONVEYED TO SHEFFIELD CONGREGATIONAL ADVENT CHURCH AS RECORDED UNDER F.B.C.C.F. NO. 9422333 MARKING THE COMMON SOUTHERLY CORNER OF SAID 5.0038 ACRE TRACT AND SAID 18,2866 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 58 MIN. 54 SEC. WEST ALONG THE COMMON LINE OF SAID 5.0038 ACRE TRACT AND SAID 5.000 ACRE TRACT, A DISTANCE OF 330.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EASTERLY LINE OF SAID 205.9216 ACRE TRACT MARKING THE COMMON WESTERLY CORNER OF SAID 5.0038 ACRE TRACT AND SAID 5.000 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

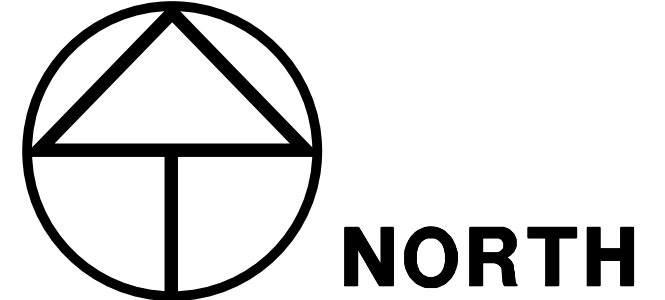
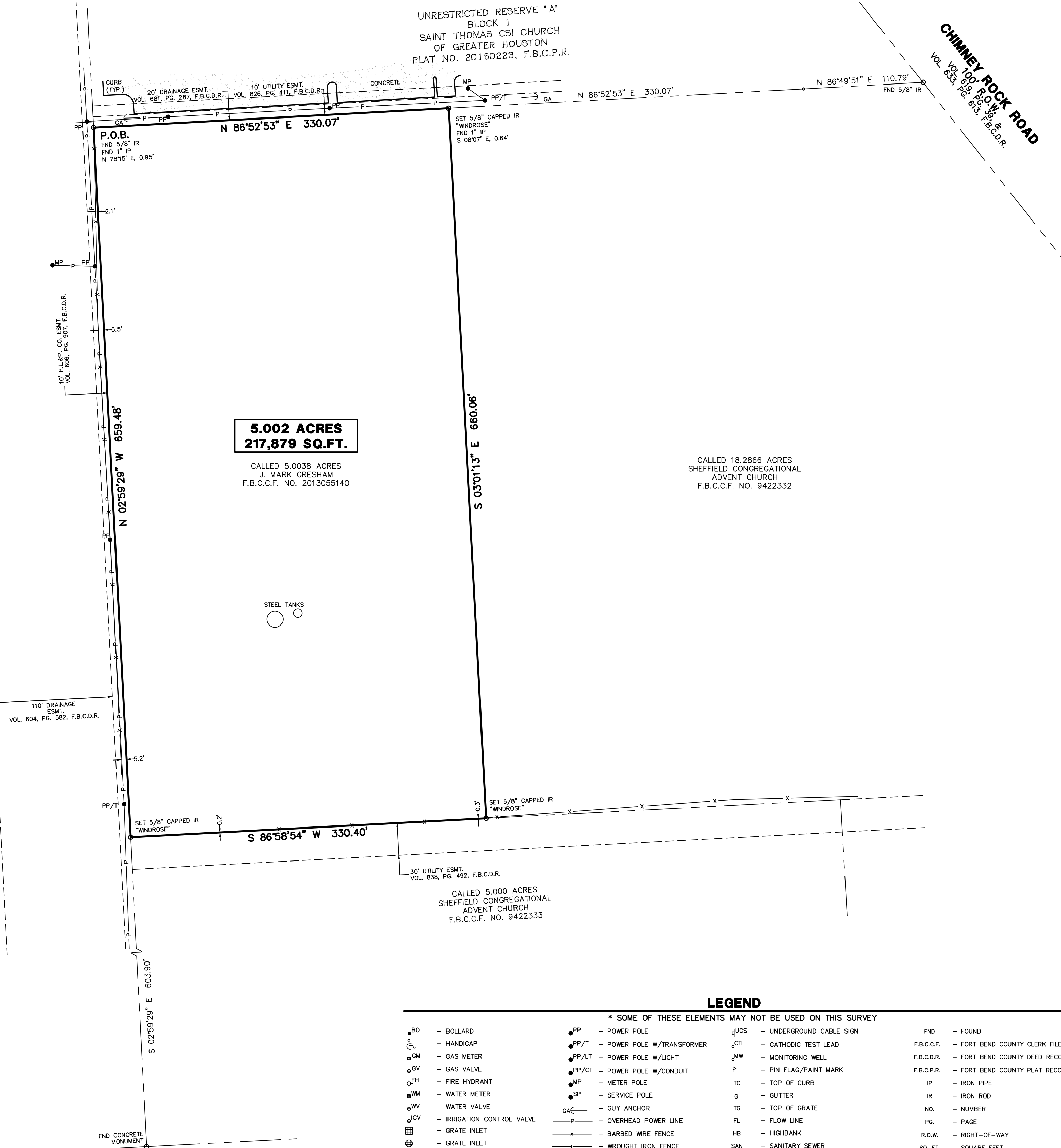
THENCE, NORTH 02 DEG. 59 MIN. 29 SEC. WEST ALONG THE COMMON LINE OF SAID 5.0038 ACRE TRACT AND SAID 205.9216 ACRE TRACT, A DISTANCE OF 659.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 ACRES OR 217,879 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 58441-CR, PREPARED BY WINDROSE.

CALLED 205.9216 ACRES
UNITED SALT CORPORATION
VOL. 702, PG. 399, F.B.C.D.R.

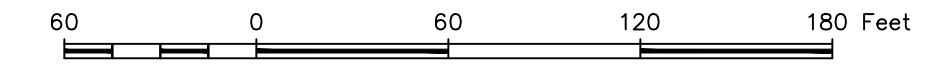
5.002 ACRES
217,879 SQ.FT.

CALLED 5.0038 ACRES
J. MARK GRESHAM
F.B.C.C.F. NO. 2013055140

CALLED 18,2866 ACRES
SHEFFIELD CONGREGATIONAL
ADVENT CHURCH
F.B.C.C.F. NO. 9422332



GRAPHIC SCALE: 1" = 60'



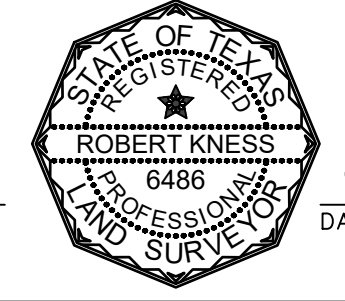
GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
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: 0.99970017.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0305M REVISED/DATED JANUARY 29, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". 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 ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING 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 PLATTING 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 SURVEYING AND 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 EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

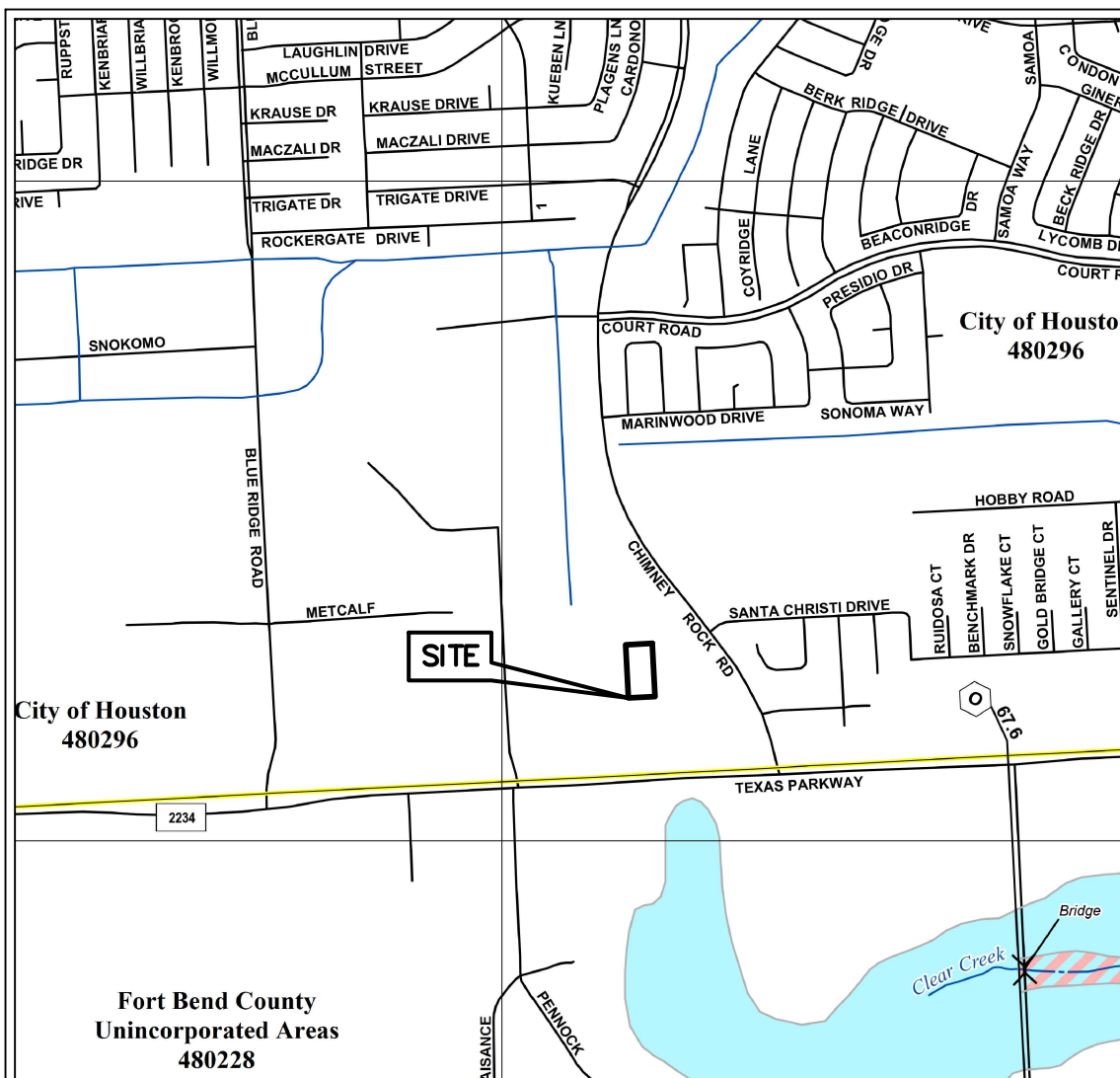
SURVEYOR'S CERTIFICATION

TO: AMY GRESHAM
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW NO IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

Robert Kness
ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486
02/02/2023
DATE



FLOOD INFORMATION



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
FORT BEND COUNTY, TEXAS
and Incorporated Areas
Panel 305 of 575

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	480226	0305	M
HOUSTON, CITY OF	480206	0305	M
PEARLAND, CITY OF	480077	0305	M

Version Number: 2.3.3.3
Map Number: 48157C0305M
Map Revised: JANUARY 29, 2021

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - GM - HANDICAP
 - GM - GAS METER
 - GV - GAS VALVE
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - CV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - MI - MANHOLE
 - CO - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TLP - TRAFFIC LIGHT POLE
 - GL - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GA - GUY ANCHOR
 - P - OVERHEAD POWER LINE
 - BWF - BARBED WIRE FENCE
 - WIF - WROUGHT IRON FENCE
 - WF - WOOD FENCE
 - CL - CHANLINK FENCE
 - GP - GATE POST
 - P - PER PLANS
 - APPROX - APPROXIMATE
 - H - HIGHBANK
 - S - SIGN
 - PLM - PIPELINE MARKER
 - UCS - 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
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - OMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - TEL - TELEPHONE
 - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FND - FOUND
 - F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - F.C. - FILM CODE
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - - TREE/SHRUB

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
5.002 AC. / 217,879 SQ. FT.
SITUATED IN THE
J. POITEVENT SURVEY
ABSTRACT NO. 305
FORT BEND COUNTY, TEXAS

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FILED BY: JF CHECKED BY: TW JOB NO. 58441-MH
DRAWN BY: CR DATE: FEBRUARY 2023 SHEET NO. 1 OF 1