

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED JUNE 16, 2007, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADDED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 482010340L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER 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 THE SURVEYOR.

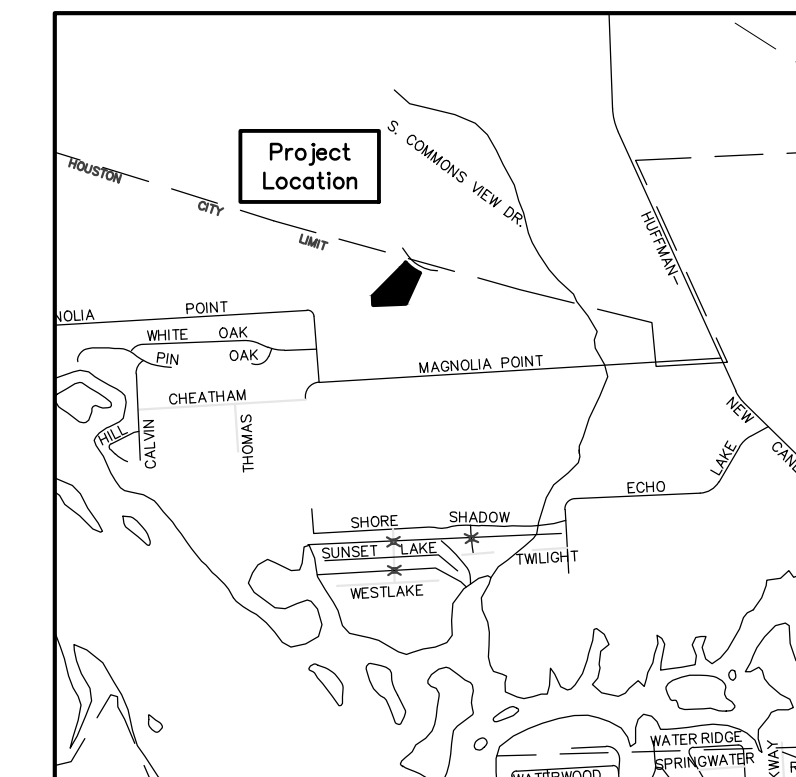
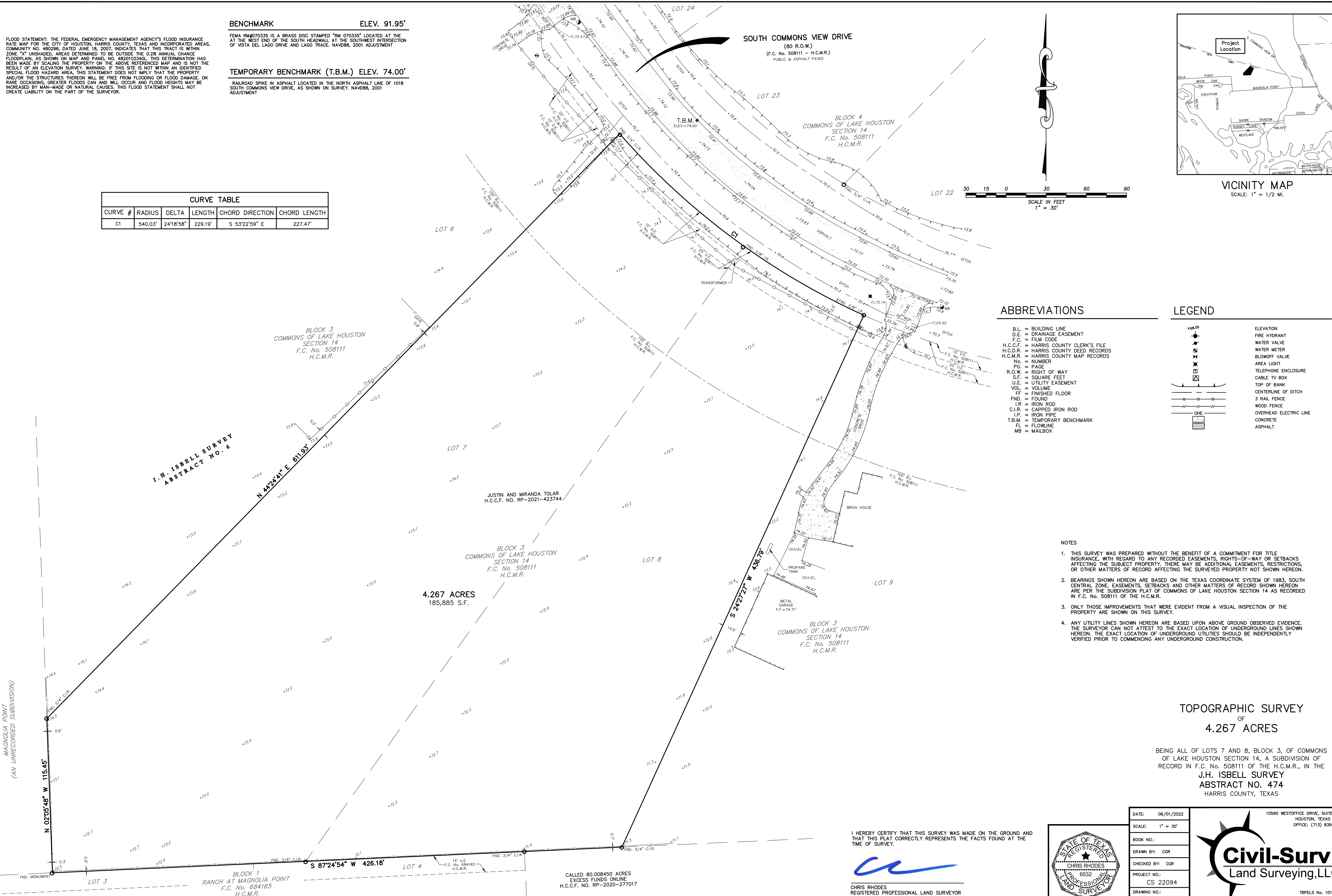
BENCHMARK ELEV. 91.95'

FEMA RM#070335 IS A BRASS DISC STAMPED "RM 070335" LOCATED AT THE AT THE WEST END OF THE SOUTH HEADWALL AT THE SOUTHWEST INTERSECTION OF VISTA DEL LAGO DRIVE AND LAGO TRACE. NAVD88, 2001 ADJUSTMENT

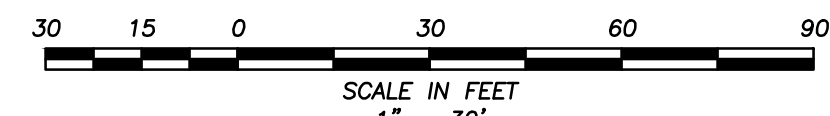
TEMPORARY BENCHMARK (T.B.M.) ELEV. 74.00'

RAILROAD SPIKE IN ASPHALT LOCATED IN THE NORTH ASPHALT LINE OF 1018 SOUTH COMMONS VIEW DRIVE, AS SHOWN ON SURVEY. NAVD88, 2001 ADJUSTMENT

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	540.03'	24°18'58"	229.19'	S 53°22'59" E
				227.47'



VICINITY MAP
SCALE: 1" = 1/2 MI.



ABBREVIATIONS

- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- F.C. = FILM CODE
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- No. = NUMBER
- P.C. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- FF = FINISHED FLOOR
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- T.B.M. = TEMPORARY BENCHMARK
- FL = FLOWLINE
- MB = MAILBOX

LEGEND

- x68.00 ELEVATION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BLOWOFF VALVE
- AREA LIGHT
- TELEPHONE ENCLOSURE
- CABLE TV BOX
- TOP OF BANK
- CENTERLINE OF DITCH
- 3 RAIL FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC LINE
- CONCRETE
- ASPHALT

- NOTES
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. EASEMENTS, SETBACKS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE PER THE SUBDIVISION PLAT OF COMMONS OF LAKE HOUSTON SECTION 14 AS RECORDED IN F.C. No. 508111 OF THE H.C.M.R.
 - ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
 - ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

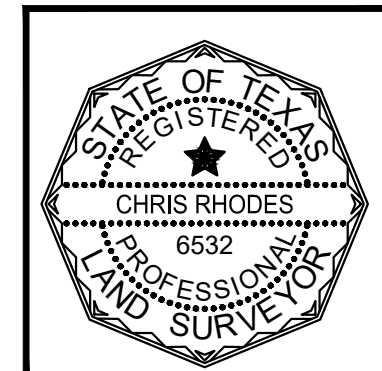
TOPOGRAPHIC SURVEY
OF
4.267 ACRES

BEING ALL OF LOTS 7 AND 8, BLOCK 3, OF COMMONS OF LAKE HOUSTON SECTION 14, A SUBDIVISION OF RECORD IN F.C. No. 508111 OF THE H.C.M.R., IN THE J.H. ISBELL SURVEY ABSTRACT NO. 474 HARRIS COUNTY, TEXAS

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.

Chris Rhodes

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532



DATE:	06/01/2022
SCALE:	1" = 30'
BOOK NO.:	
DRAWN BY:	CGR
CHECKED BY:	CGR
PROJECT NO.:	CS 22094
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

10143800
Email: michael@civili-survey.net

CALLED 80.008450 ACRES
EXCESS FUNDS ONLINE
H.C.C.F. NO. RP-2020-277017

BLOCK 1
RANCH AT MAGNOLIA POINT
F.C. No. 684165
H.C.M.R.

MAGNOLIA POINT
(AN UNRECORDED SUBDIVISION)