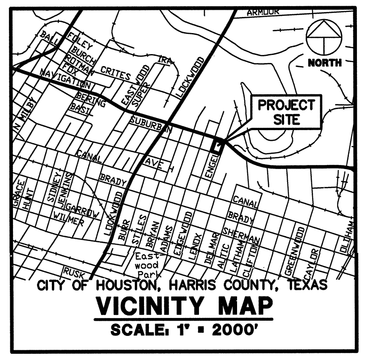


VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK — PUBLISHED ELEVATION – 40.68

PROJECT BENCHMARK IS A HARRIS COUNTY FLOOD PLAIN REFERENCE MARK NO. 210025 BEING A BRASS DISC FOUND FROM THE INTERSECTION OF CLINTON DRIVE AND HIRSCH ROAD, TRAVEL SOUTH ON HIRSCH ROAD APPROXIMATELY 0.2 MILE TO THE BRIDGE. (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" — ELEVATION – 30.67

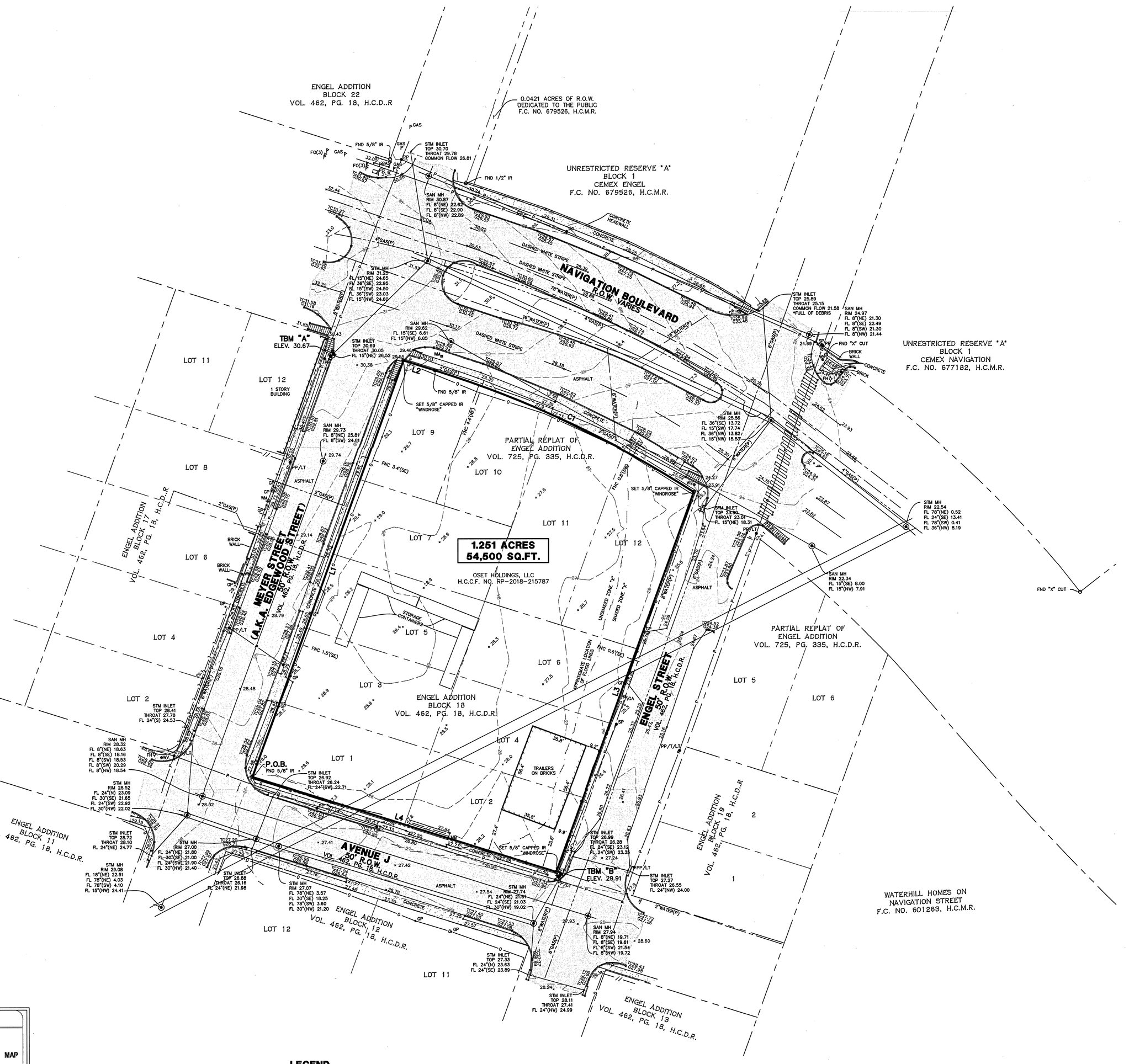
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON A STORM INLET FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. OF NAVIGATION BOULEVARD AND THE NORTHWEST R.O.W. OF MEYER STREET.

TEMPORARY BENCHMARK "B" — ELEVATION – 29.91

TEMPORARY BENCHMARK "B" ARE THE LETTERS "LL" OF MULLER ON A FIREHYDRANT FOUND AT THE INTERSECTION OF THE NORTHEAST R.O.W. OF AVENUE J AND THE NORTHWEST R.O.W. OF ENGEL STREET.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 18201058812 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF OCTOBER 10, 2018, ISSUED DATE OF OCTOBER 23, 2018, 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: 0.999891915.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0880M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" AND SHADED 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 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 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.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT ENERGY, CITY OF HOUSTON GIMS, CITY OF HOUSTON AND SOUTHWESTERN BELL COMPANY 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 RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
14. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 0130990180001) IS 5200 NAVIGATION BLVD, HOUSTON TX 77011.
15. NO ZONING REPORT PROVIDED AT THE TIME OF THE SURVEY.
16. THERE WERE 0 REGULAR STRIPED PARKING SPACES AND 0 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
17. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
18. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
19. THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.251 ACRES OR 54,500 SQUARE FEET OF LAND BEING ALL OF LOTS 1–7 AND LOT 9, BLOCK 18 OF ENGEL ADDITION AS RECORDED IN VOL. 462, PG. 18 HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND ALL OF LOTS 10–12 OF THE PARTIAL REPLAT OF ENGEL ADDITION, AS RECORDED IN VOL. 725, PG. 335 H.C.D.R. BEING CONVEYED TO OSET HOLDINGS, LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP–2018–215787 BEING SITUATED IN THE S.M. WILLIAMS SURVEY, ABSTRACT NO. 87, HARRIS COUNTY, TEXAS, WITH SAID 1.251 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 FOUND AT THE INTERSECTION OF THE NORTH RIGHT–OF–WAY (R.O.W.) LINE OF AVENUE J (50' R.O.W.) AS RECORDED IN VOL. 462, PG. 18 H.C.D.R. AND THE EAST R.O.W. LINE OF MEYER STREET (50' R.O.W.) AS RECORDED IN VOL. 462, PG. 18 H.C.D.R. AND THE SOUTHWEST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEG. 46 MIN. 45 SEC. EAST, ALONG THE EAST R.O.W. LINE OF SAID MEYER STREET, A DISTANCE OF 280.00 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF NAVIGATION ROAD AND THE NORTHWEST CORNER OF SAID LOT 9 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72 DEG. 26 MIN. 15 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID NAVIGATION ROAD, A DISTANCE OF 20.94 FEET, TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, IN A SOUTHEASTERLY DIRECTION, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 656.78 FEET, A CENTRAL ANGLE OF 15 DEG. 44 MIN. 03 SEC., AN ARC LENGTH OF 180.36 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 35 MIN. 09 SEC. EAST – 179.79 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF ENGEL STREET (50' R.O.W.) AS RECORDED IN VOL. 462, PG. 18 H.C.D.R. AND THE NORTHEAST CORNER OF SAID LOT 12 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 19 DEG. 46 MIN. 45 SEC. WEST, ALONG THE WEST R.O.W. LINE OF SAID ENGEL STREET, A DISTANCE OF 255.42 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 72 DEG. 26 MIN. 15 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF AVENUE J, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.251 ACRES OR 54,500 SQUARE FEET OF LAND

SCHEDULE 'B' NOTES

1. SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

   RESTRICTIVE COVENANTS AS SET OUT IN VOLUME 841 P AGE 53 AND VOLUME 1597 PAGE 58 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. AS TO THE RESTRICTIONS: (ALL PROVISIONS REGARDING RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE UNENFORCEABLE.)

10b. A SEWER LINE AS REFERENCED IN INSTRUMENT AS RECORDED IN VOLUME 1399 PAGE 361 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: BRINSHORE DEVELOPMENT LLC
OSET HOLDINGS, LLC
STEWART TITLE GUARANTY COMPANY

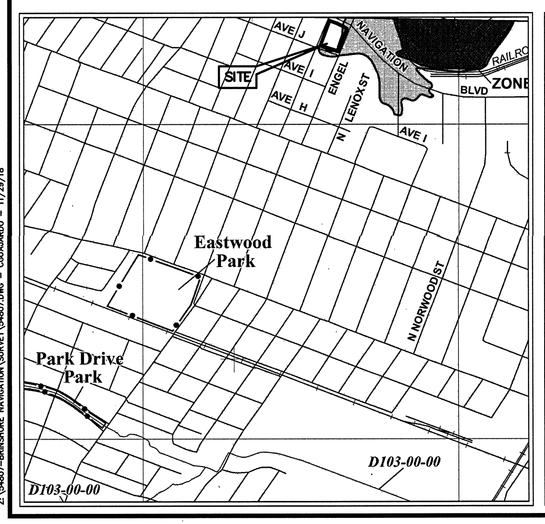
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 8, 9, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 26, 2018.

STATE OF TEXAS REGISTERED PAUL A. JURICA JR. 4264 PROFESSIONAL LAND SURVEYOR

PAUL A. JURICA JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

11–29–18
DATE

FLOOD INFORMATION



NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0880M

FIRM
FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 880 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON, CITY OF	480296	0880	M

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C0880M

MAP REVISED
JANUARY 6, 2017

Federal Emergency Management Agency

LEGEND

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

- BO — BOLLARD
- HC — HANDICAP
- GM — GAS METER
- GV — GAS VALVE
- FH — FIRE HYDRANT
- WM — WATER METER
- WV — WATER VALVE
- ICV — IRRIGATION CONTROL VALVE
- GI — GRATE INLET
- GI — GRATE INLET
- MH — MANHOLE
- CO — CLEANOUT
- TP — TELEPHONE PEDESTAL
- ED — 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
- GAC — GUY ANCHOR
- OHP — OVERHEAD POWER LINE
- BWF — BARBED WIRE FENCE
- WIF — WROUGHT IRON FENCE
- WF — WOOD FENCE
- CLF — CHAINLINK FENCE
- GP — GATE POST
- (P) — PER PLANS
- APPROX. — APPROXIMATE
- HB — HIGHBANK
- 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
- CMP — CORRUGATED METAL PIPE
- CPP — CORRUGATED PLASTIC PIPE
- RCP — REINFORCED CONCRETE PIPE
- TEL — TELEPHONE
- SWBT — SOUTHWESTERN BELL TELEPHONE CO.
- WTR — WATER
- UG — UNDERGROUND
- FO — FIBER OPTIC
- 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
- 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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°46'45" E	280.00'
L2	S 72°26'15" E	20.94'
L3	S 19°46'45" W	255.42'
L4	N 72°26'15" W	200.00'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	656.78'	15°44'03"	180.36'	S 64°35'09" E	179.79'

REVISIONS

DATE	REASON	BY

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.468.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF
1.251 ACRES/54,500 SQ. FT.
SITUATED IN THE
S.M. WILLIAMS SURVEY
ABSTRACT NO. 87
HARRIS COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELDED BY:	EB	CHECKED BY: PJ	JOB NO. 54807
DRAWN BY:	DG/CG	DATE: NOVEMBER 2018	SHEET NO. 1 OF 1

Z:\54807–BRINSHORE NAVIGATION\SURVEY\54807.DWG – CGOJARRO – 11/29/18