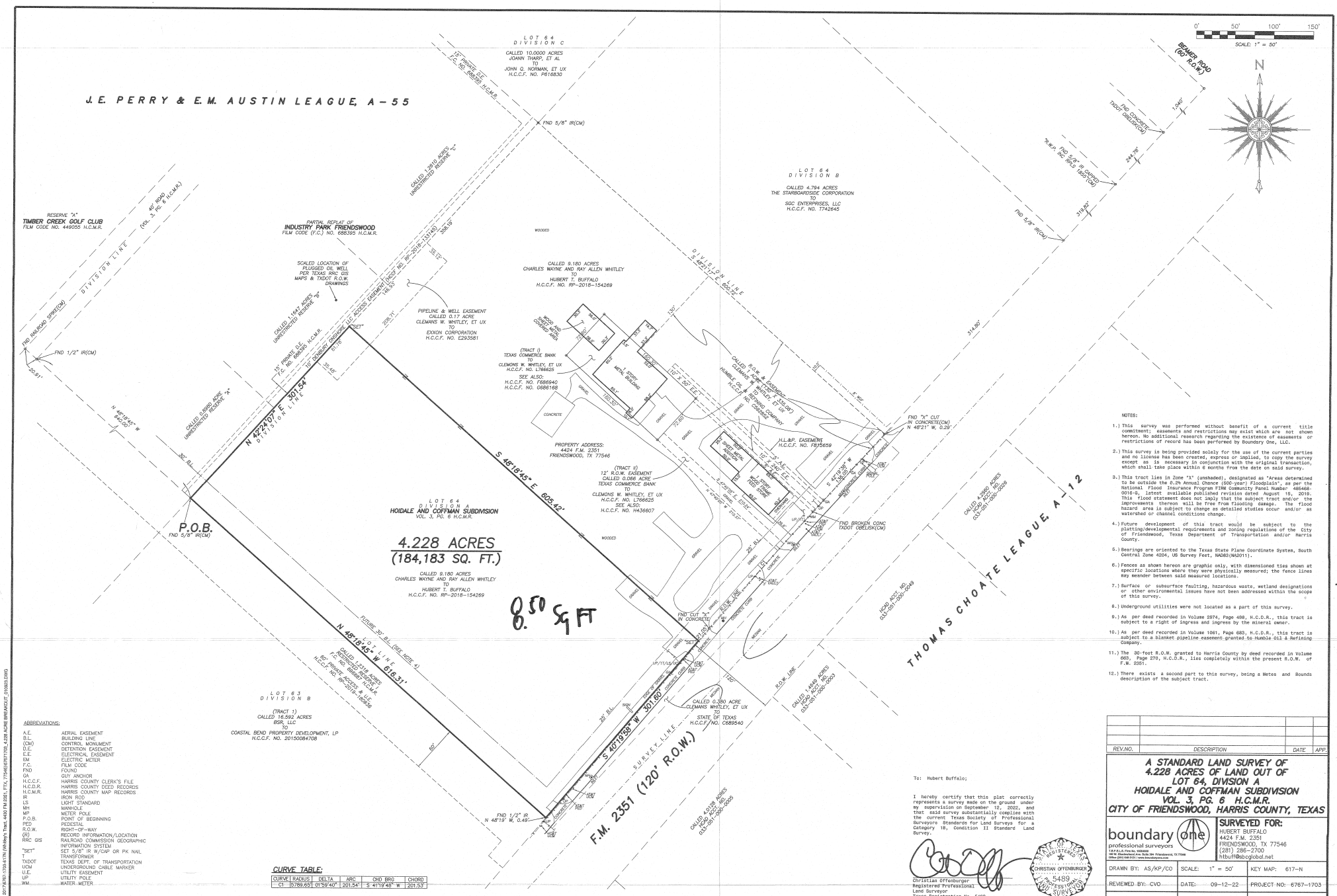

NOTES:

1.) This survey was performed without benefit of a current title commitment; easements and restrictions may exist which are not shown hereon. No additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.

2.) This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.

3.) This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% Annual Chance (500-year) Floodplain", as per the National Flood Insurance Program FIRM Community Panel Number 48548-0010-G, latest available published revision dated August 15, 2019. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.

4.) Future development of this tract would be subject to the platting/developmental requirements and zoning regulations of the City of Friendswood, Texas Department of Transportation and/or Harris County.

5.) Bearings are oriented to the Texas State Plane Coordinate System, South Central Zone 4204, US Survey Feet, NAD83(NA2011).

6.) Fences as shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.

7.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

8.) Underground utilities were not located as a part of this survey.

9.) As per deed recorded in Volume 2974, Page 498, H.C.D.R., this tract is subject to a right of ingress and ingress by the mineral owner.

10.) As per deed recorded in Volume 1061, Page 683, H.C.D.R., this tract is subject to a blanket pipeline easement granted to Humble Oil & Refining Company.

11.) The 30-foot R.O.W. granted to Harris County by deed recorded in Volume 663, Page 270, H.C.D.R., lies completely within the present R.O.W. of F.M. 2351.

12.) There exists a second part to this survey, being a Metes and Bounds description of the subject tract.

ABBREVIATIONS:

A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
D.E.	DETENTION EASEMENT
E.E.	ELECTRICAL EASEMENT
EM	ELECTRIC METER
F.C.	FILM CODE
FND	FOUND
GA	GUY ANCHOR
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
IR	IRON ROD
LS	LIGHT STANDARD
MH	MANHOLE
MP	METER POLE
P.O.B.	POINT OF BEGINNING
PED	PEDESTAL
R.O.W.	RIGHT-OF-WAY
(R)	RECORD INFORMATION/LOCATION
RRC GIS	RAILROAD COMMISSION GEOGRAPHIC INFORMATION SYSTEM
"SET"	SET 5/8" IR W/CAP OR PK NAIL
T	TRANSFORMER
TXDOT	TEXAS DEPT. OF TRANSPORTATION
UCM	UNDERGROUND CABLE MARKER
U.E.	UTILITY EASEMENT
UP	UTILITY POLE
WM	WATER METER

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC	CHD BRG	CHORD
C1	15789.65'	01°59'40"	201.54'	S 41°19'48" W	201.53'

REV.NO.	DESCRIPTION	DATE	APP.

A STANDARD LAND SURVEY OF 4.228 ACRES OF LAND OUT OF LOT 64, DIVISION A HOIDALE AND COFFMAN SUBDIVISION VOL. 3, PG. 6 H.C.M.R. CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS

To: Hubert Buffalo;

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on September 12, 2022, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1B, Condition II Standard Land Survey.

Christian Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489

STATE OF TEXAS — REGISTERED — 5489 — CHRISTIAN OFFENBURGER — PROFESSIONAL LAND SURVEYOR

boundary one
professional surveyors
T.B.P.L.S. Firm No. 10064608
100 W. Friendswood Ave., Suite 304 Friendswood, TX 77546
Office: (281) 648-2121 | www.boundaryone.com

SURVEYED FOR:
HUBERT BUFFALO
4424 F.M. 2351
FRIENDSWOOD, TX 77546
(281) 286-2700
htburff@sbcglobal.net

DRAWN BY: AS/KP/CO	SCALE: 1" = 50'	KEY MAP: 617-N
REVIEWED BY: CVO	DATE: 09-12-22	PROJECT NO: 6767-1703
APPROVED BY: CVO	FIELD BOOK: 22D	SHEET 1 OF 1

20176767-1703-6 I:\Working\Tract, 4450 FM 2351, FTX, 77546\ENGY\1703_4.228 ACRE BREAKOUT_01000.DWG