

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

BENCHMARK PUBLISHED ELEVATION - 72.11
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 050070 BEING A BRASS DISC STAMPED "E100 BM12" LOCATED ON THE SOUTH R.O.W. LINE OF CREEKMONT APPROXIMATELY 350 FEET WEST FROM ITS INTERSECTION WITH T.C. JESTER. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 82.96
BEING A CUT BOX SET ON TOP OF A CONCRETE CULVERT LOCATED ON THE SOUTH R.O.W. LINE OF MANSFIELD ROAD APPROXIMATELY 350 FEET EAST FROM THE EAST R.O.W. LINE OF CEBRA STREET.

TEMPORARY BENCHMARK "B" ELEVATION - 82.71
BEING A CUT BOX SET ON TOP OF A CONCRETE CULVERT LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MANSFIELD ROAD AND CEBRA STREET. (SHOWN HEREON)

DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.9986 ACRES OR 43,499 SQUARE FEET OF LAND BEING ALL OF LOT 1, BLOCK 6, HIGHLAND HEIGHTS ANNEX ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 459, PG. 351, HARRIS COUNTY DEED RECORDS (H.C.D.R.) CONVEYED TO C. KEVIN GOODE, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2016-134899, SITUATED IN THE E. BENSON SURVEY ABSTRACT NO. 110, HARRIS COUNTY, TEXAS, WITH SAID 0.9986 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 CAPPED 5/8" IRON ROD STAMPED WINDROSE SET ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF MANSFIELD ROAD (WIDTH VARIES) AS RECORDED UNDER VOL. 459, PG. 351, H.C.D.R., VOL. 478 HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND FILM CODE (F.C.) NO. 692996, H.C.M.R. FOR THE COMMON SOUTH CORNER OF LOT 1 OF SAID HIGHLAND HEIGHTS ANNEX ADDITION, CONVEYED TO LARRY C. WILBURN AND RITA P. WILBURN, AS RECORDED UNDER H.C.C.F. NO. RP-2021-82923, SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON PIPE FOUND BEARS FOR REFERENCE SOUTH 03 DEG. 08 MIN. 54 SEC. EAST - 0.84 FEET;

THENCE, NORTH 03 DEG. 08 MIN. 54 SEC. WEST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 520.38 FEET (CALLED 520.55 FEET) TO A CAPPED 5/8" IRON ROD STAMPED WINDROSE SET ON THE SOUTH LINE OF BLOCK 1, CEBRA GROVE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 695195, H.C.M.R., FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARIO TORRES, AS RECORDED UNDER H.C.C.F. NO. RP-2018-462602 AND THE NORTHWEST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND BEARS FOR SOUTH 03 DEG. 08 MIN. 54 SEC. EAST - 1.10 FEET;

THENCE, NORTH 88 DEG. 02 MIN. 12 SEC. EAST, ALONG THE COMMON LINE OF SAID BLOCK 1 AND SAID LOT 1, A DISTANCE OF 83.60 FEET TO A CAPPED 5/8" IRON ROD STAMPED WINDROSE SET ON THE SOUTH LINE OF BLOCK 13, LOT 57, HIGHLAND HEIGHTS ANNEX ADDITION, MAP OR PLAT THEREOF RECORDED UNDER VOL. 6, PG. 47, H.C.D.R., FOR THE NORTHWEST CORNER OF A CALLED 2.0913 ACRE TRACT CONVEYED TO MARK E. ADAMS, AS RECORDED UNDER H.C.C.F. NO. RP-2021-733105 AND THE NORTHEAST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR SOUTH 88 DEG. 02 MIN. 12 SEC. WEST - 0.95 FEET;

THENCE, SOUTH 03 DEG. 08 MIN. 54 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 1 SAID 2.0913 ACRE TRACT, A DISTANCE OF 520.55 FEET TO A CAPPED 5/8" IRON ROD STAMPED WINDROSE SET ON THE NORTH R.O.W. LINE OF SAID MANSFIELD ROAD, FOR THE SOUTHWEST CORNER OF SAID 2.0913 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND BEARS FOR SOUTH 76 DEG. 49 MIN. WEST - 0.96 FEET;

THENCE, SOUTH 88 DEG. 09 MIN. 27 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID MANSFIELD ROAD, A DISTANCE OF 83.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.9986 ACRES OR 43,499 SQUARE FEET OF LAND.

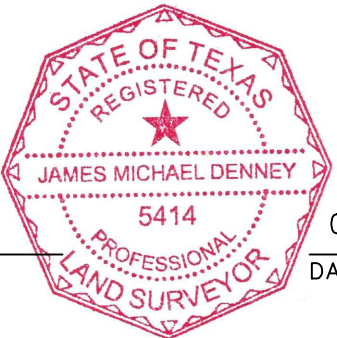
GENERAL NOTES

- 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.
- 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: 0.999905762.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0655M REVISED/DATED JUNE 09, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADDED 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.
- 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 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.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
- SANITARY, STORM, AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM SOUTHWESTERN BELL COMPANY AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- 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.
- SURVEYOR HAS CONTACTED DIGTESS 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 CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: C. KEVIN GOODE

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 EQUALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE 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 1A, CONDITION II SURVEY, AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.



JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

DATE: 07-06-2022



STANDARD AND TOPOGRAPHIC SURVEY OF
0.9986 AC. / 43,499 SQ. FT.
SITUATED IN THE
E. BENSON SURVEY
ABSTRACT NO. 110
HARRIS COUNTY, TEXAS

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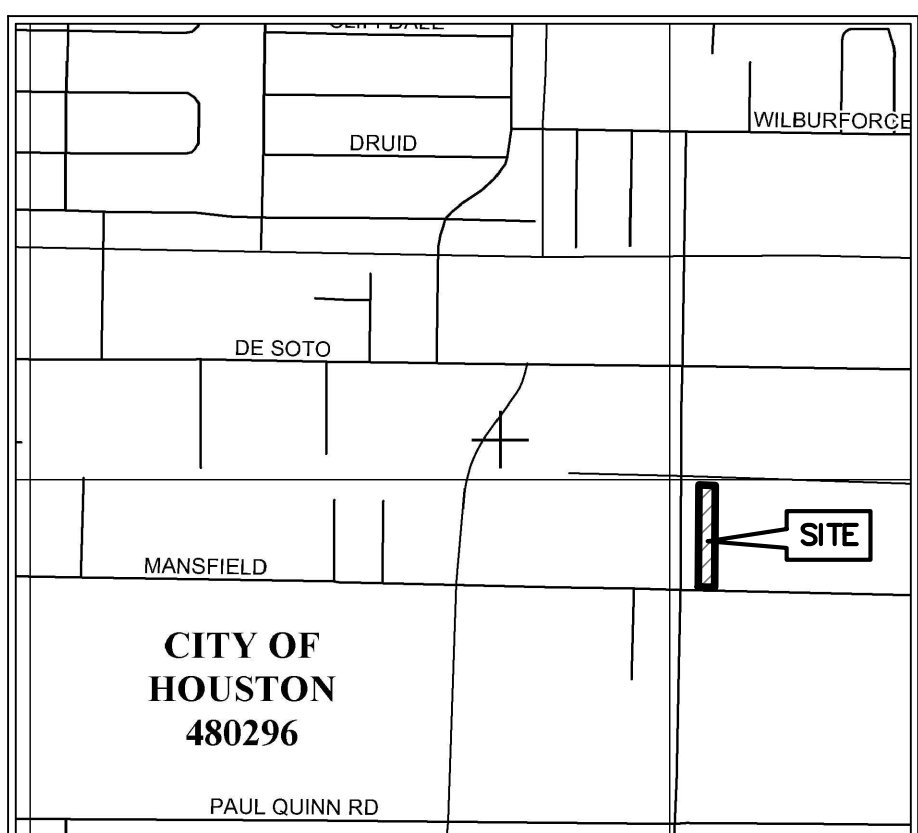
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DRAWN BY: LH DATE: JULY SHEET NO. 1 OF 1

REVISIONS

DATE	REASON	BY

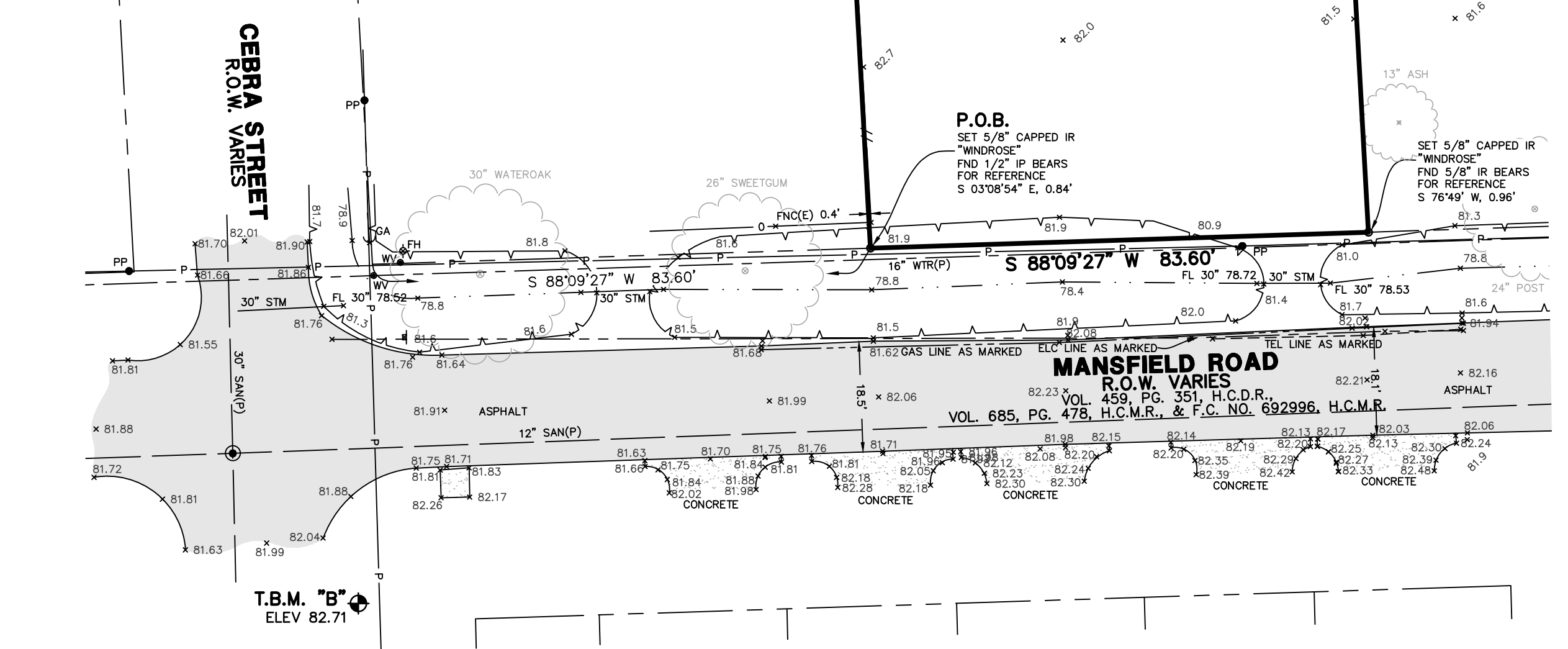
FLOOD INFORMATION



PANEL 0655M
FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS
PANEL 685 OF 1150
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
WATERWAY NUMBER WIDTH AREA
UNINCORPORATED AREAS WIDTH AREA

MAP NUMBER: 48201C0655M
MAP REVISED: JUNE 9, 2014
Federal Emergency Management Agency



**0.9986 ACRES
43,499 SQ.FT.**

LOT 1, BLOCK 6
C. KEVIN GOODE
H.C.C.F. NO. RP-2016-134899

CALLED 2.0913 AC.
MARK E. ADAMS
H.C.C.F. NO.
RP-2021-733105

LOT 1
BLOCK 6
HIGHLAND HEIGHTS
ANNEX ADDITION
VOL. 459, PG. 351, H.C.D.R.

LARRY C. WILBURN AND
RITA P. WILBURN
H.C.C.F. NO. RP-2021-82923

T.B.M. "B"
ELEV 82.71