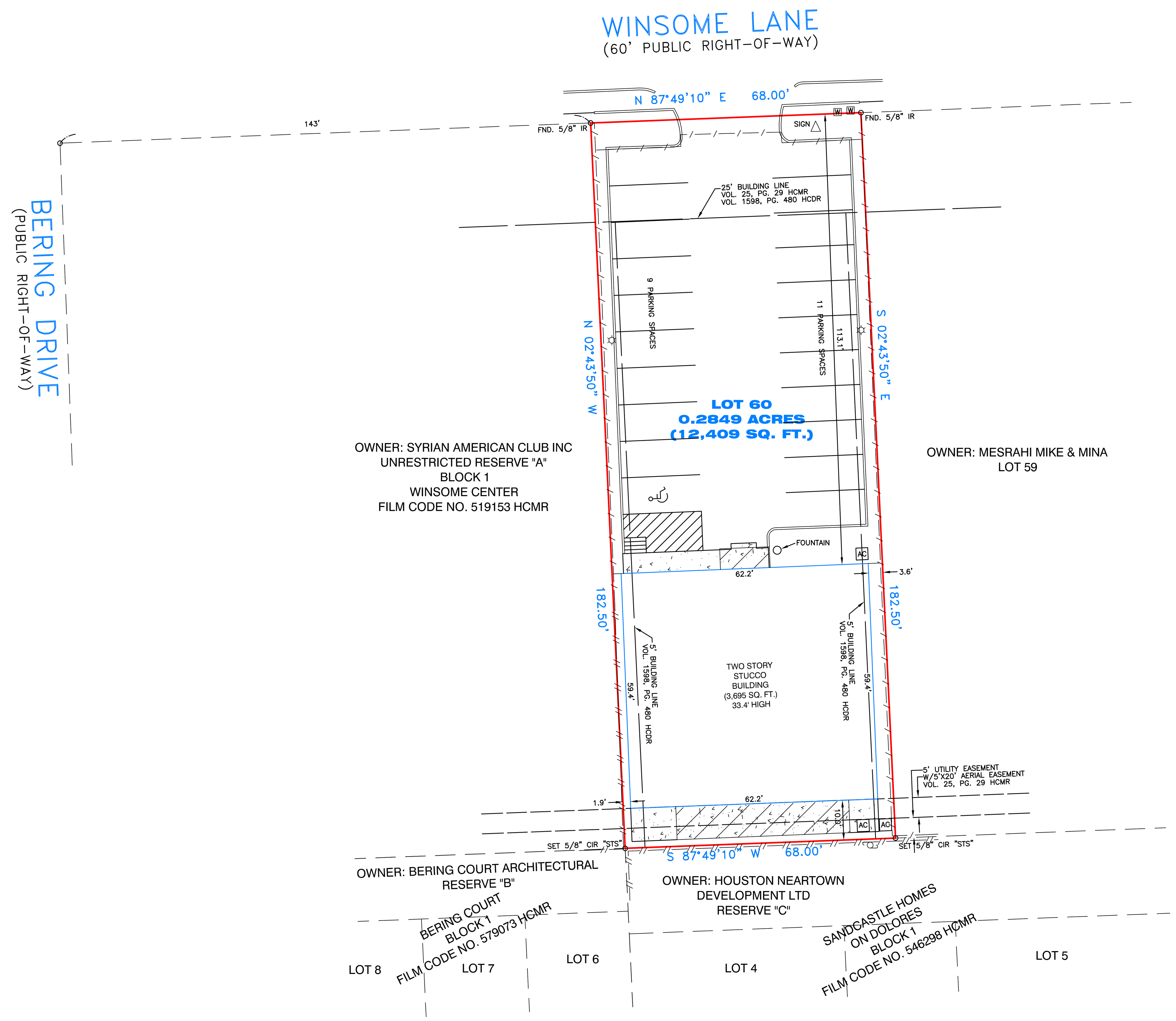
ALTA/NSPS LAND TITLE SURVEY OF

LOT 60 OF WESTHEIMER ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 29 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—/— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

ENCROACHMENTS

BUILDING ACROSS 5' SIDE BUILDING LINES PER RESTRICTIONS RECORDED VOL. 1598, PG. 480 HCDR (RECORDED IN 1947) RESTRICTIONS EXPIRE IN 1972

EXISTING PARKING SPACES

REGULAR	20 SPACES
HANDICAP	1 SPACE
TOTAL	21 SPACES

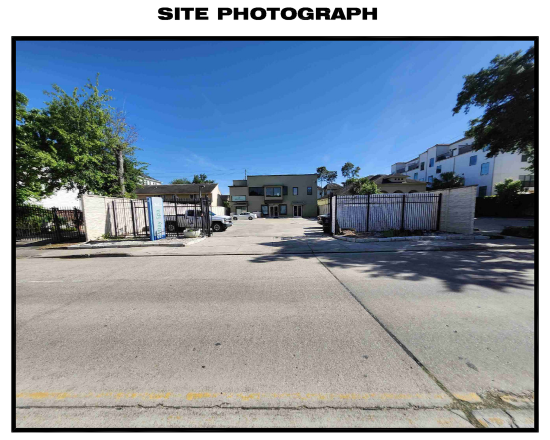
NOTES:

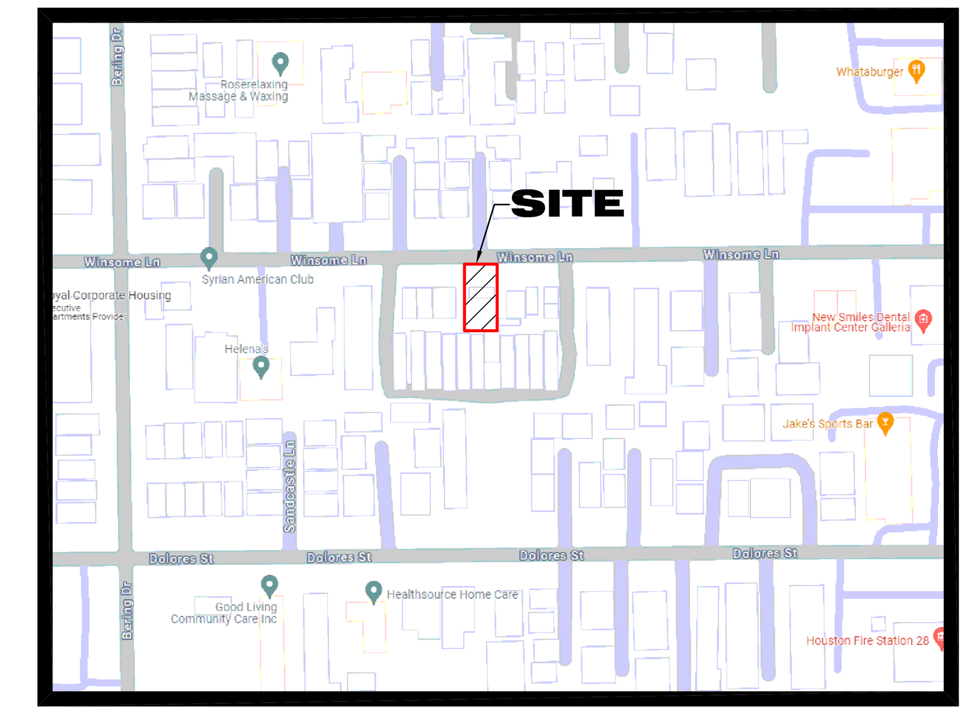
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 87°49'10" E ALONG THE R.O.W. LINE OF WINSOME LANE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 240564-AW OF FIRST AMERICAN TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
8. (TABLE A ITEM 10) THERE WERE NO OBSERVED PARTY WALLS WITH ADJOINING PROPERTIES.
9. (TABLE A ITEM 11) OBSERVED EVIDENCE OF UTILITIES SERVICING THE PROPERTY HAVE BEEN SHOWN TO THE EXTENT POSSIBLE. THE CLIENT HAS NOT PROVIDED PLANS OBTAINED FROM THE POLITICAL JURISDICTION OR UTILITY COMPANIES. AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE MARKINGS BY UTILITY COMPANIES IDENTIFYING ANY SUBTERRANEAN LOCATIONS.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 1070M, DATE 01-06-2017, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH





VICINITY MAP
NOT TO SCALE

SCHEDULE "B" ITEMS

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED IN/UNDER

10C. A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. AS SHOWN HEREON.

10D. BUILDING SETBACK PROVISIONS AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1598, PAGE 480 , DEED RECORDS, HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

10E. THE 5 FEET PUBLIC UTILITY EASEMENT ALONG THE REAR PROPERTY LINE; TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH FROM A PLANE 20' ABOVE THE GROUND UPWARD LOCATED ADJACENT TO AND ADJOINING THE DESCRIBED EASEMENT AND A 15 FOOT DRAINAGE EASEMENT ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES, AS SET OUT ON PLAT/MAP IN VOLUME 25, PAGE 29 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO: FROST BANK, A TEXAS STATE BANK, AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 8, 9, 10, 11 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2024.

DATE OF PLAT OR MAP: APRIL 12, 2024

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

Fred W. Lawton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlawton@stsurvey.com

ADDRESS: 5721 WINSOME LANE
HOUSTON, TEXAS 77057

JOB NO: 0511-24
DATE: 04-16-24

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 0511-24