

CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARK PUBLISHED ELEVATION - 50.45
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 040155, BEING A BRASS DISC STAMPED "V 1182 1963" FROM THE INTERSECTION OF SOUTH POST OAK ROAD AND NORTH BRACKWOOD BOULEVARD, TRAVEL 200 FEET SOUTH TO THE BRIDGE. MONUMENT IS LOCATED IN WEST WALK OF BRIDGE. (NAVOD88, 2001 ADJUSTED)

TEMPORARY BENCHMARK "A" ELEVATION - 49.37
BOX CUT ON BB INLET LOCATED ON THE EAST SIDE OF MEYER STREET, 7.10 FEET SOUTH FROM THE INTERSECTION OF THE SOUTH LINE OF JACKWOOD STREET AND THE EAST LINE OF MEYER STREET.

TEMPORARY BENCHMARK "B" ELEVATION - 48.11
BOX CUT ON BB INLET LOCATED ON THE NORTH SIDE OF JASON STREET, +/- 10 FEET EAST FROM THE INTERSECTION OF THE EAST LINE OF INTERSTATE HIGHWAY 610 AND THE NORTH LINE OF JASON STREET.

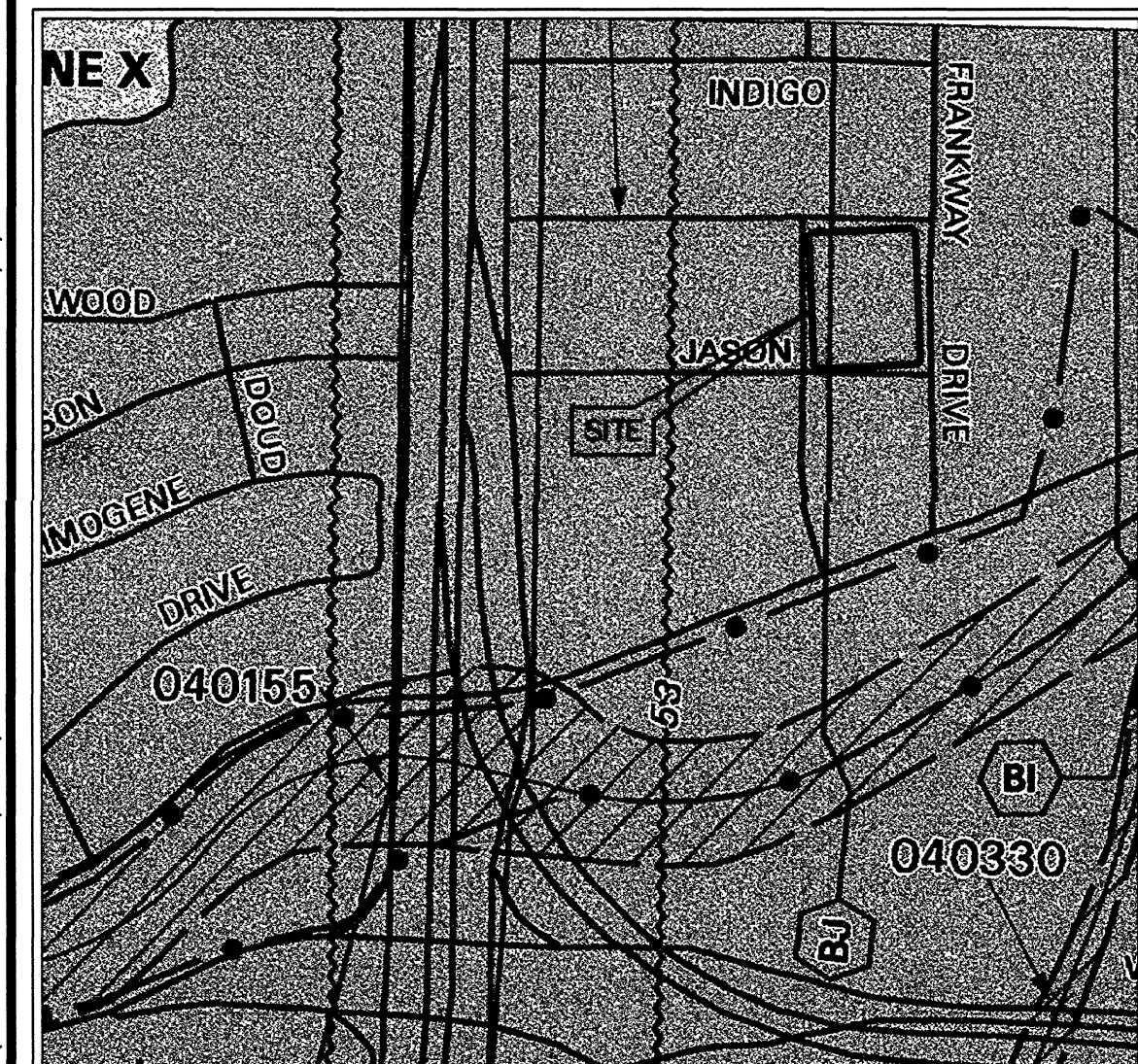
LEGEND

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

BO	BOLLARD	SP	SERVICE POLE	SM	STORM SEWER
HA	HANDICAP	GA	GUY ANCHOR	CM	CORRUGATED METAL PIPE
GM	GAS METER	CP	CORRUGATED PLASTIC PIPE	OP	CORRUGATED PLASTIC PIPE
GV	GAS VALVE	RP	REINFORCED CONCRETE PIPE	TEL	TELEPHONE
WH	WATER HYDRANT	WF	WROUGHT IRON FENCE	SWT	SOUTHWESTERN BELL TELEPHONE CO.
WM	WATER METER	WF	WOOD FENCE	WTR	WATER
WV	WATER VALVE	CH	CHAINLINK FENCE	UG	UNDERGROUND
ICV	IRRIGATION CONTROL VALVE	GP	GATE POST	FO	FOURD
GI	GRATE INLET	PL	PER PLANS	H.C.C.F.	HARRIS COUNTY CLERK FILE
GI	GRATE INLET	APPR	APPROXIMATE	H.C.D.R.	HARRIS COUNTY DEED RECORDS
MH	MANHOLE	HB	HIGHBANK	H.C.M.R.	HARRIS COUNTY MAP RECORDS
CD	CLEANOUT	SI	SIGN	IP	IRON PIPE
PM	PIPELINE MARKER	PM	PIPELINE MARKER	IR	IRON ROD
EB	ELECTRIC BOX	UCS	UNDERGROUND CABLE SIGN	NO.	NUMBER
TSB	TRAFFIC SIGNAL BOX	CTL	CATHODIC TEST LEAD	PG.	PAGE
LP	LIGHT POLE	MON	MONITORING WELL	R.O.W.	RIGHT-OF-WAY
TL	TRAFFIC LIGHT POLE	P	PAV FLAG/PAINT MARK	SO. FT.	SQUARE FEET
GL	GROUND/SPOT LIGHT	G	GUTTER	VOL.	VOLUME
PT	POWER POLE W/TRANSFORMER	TO	TOP OF GRATE	F.C.	FILM CODE
PT	POWER POLE W/OUT	FL	FLOW LINE	BL.	BUILDING LINE
PT	POWER POLE W/CONDUIT	HB	HIGHBANK	U.	UTILITY EASEMENT
MP	METER POLE	SN	SANITARY SEWER	T/S	TRASH/SEWER
TC	TRASH CAN	EM	ELECTRIC METER	W	WATER SHUT OFF VALVE
KP	KEY PAD	WV	WATER SHUT OFF VALVE	TM	TELECOMMUNICATION MARKER

LINE	BEARING	DISTANCE
L1	N 47°34'35" W	14.09'
L2	N 42°25'25" E	14.20'
L3	S 47°41'33" E	14.09'
L4	S 42°25'25" W	14.20'

FLOOD INFORMATION

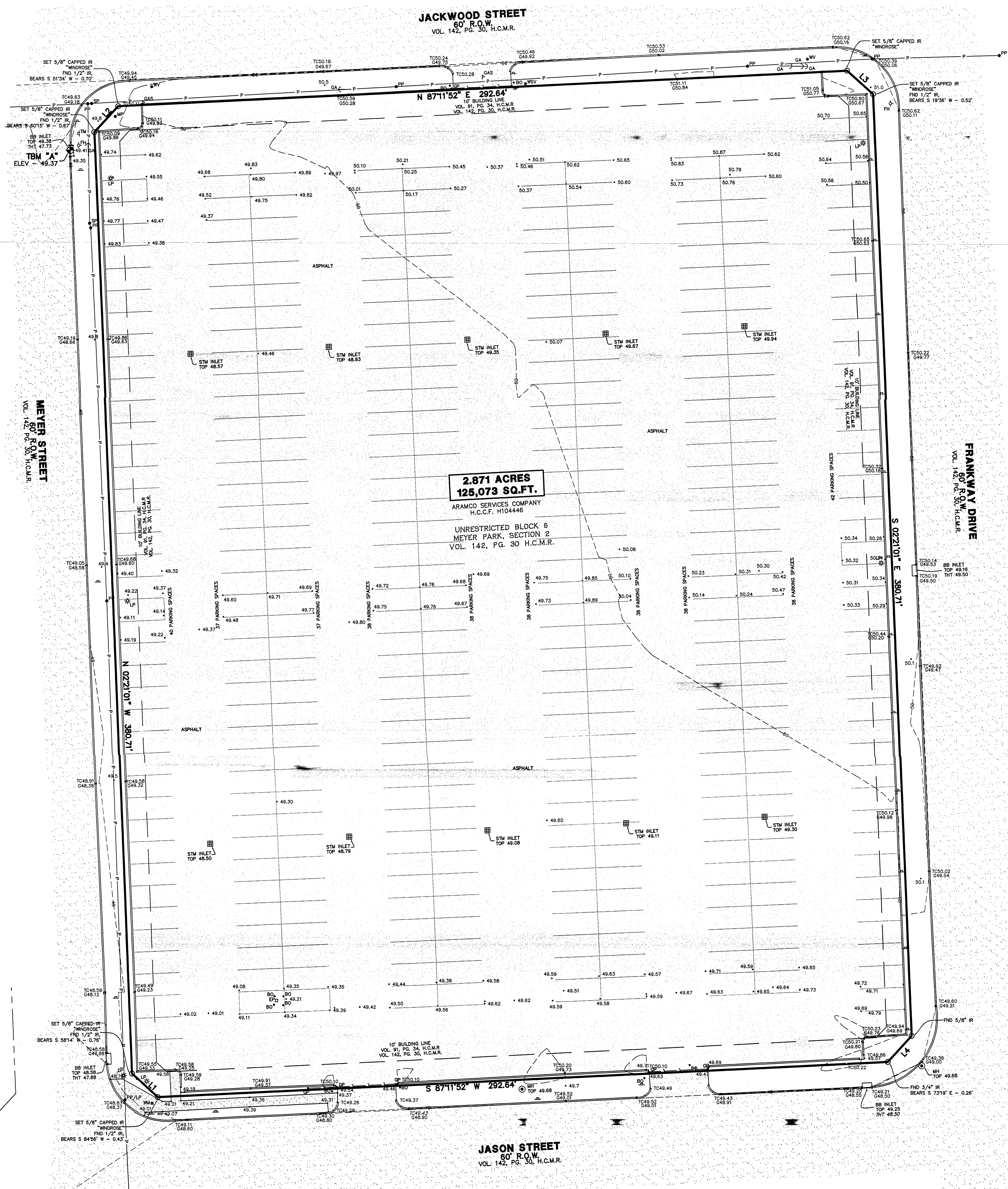


FIRM FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 085L
PANEL 065 OF 1150
SEE MAP INDEX FOR FIRM PLAN LAYOUT

MAP NUMBER 48201C065L
MAP REVISED: JUNE 18, 2007

Federal Emergency Management Agency



DESCRIPTION

UNRESTRICTED BLOCK 6
MEYER PARK, SECTION 2
VOL. 142, PG. 30, H.C.M.R.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT NO. 4712014487 OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF AUGUST 21, 2018, ISSUED DATE OF SEPTEMBER 17, 2018, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 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: 0.999881757.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C065L, REVISED (DATE) JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADDED ZONE "A". 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 FLOOD DAMAGE 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. 2013-34 WHICH REGULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USES OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADDING STREETS REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACKS. THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO THAT 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 SURVEY AND DISTANCES REFLECTED ON THE SURVEY DO 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 MEASURE 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.
- 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.
- ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 058243000001) IS 1 MEYER PARK DRIVE, HOUSTON, TX 77096.
- THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS, THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON APPLICABLE AT THIS TIME.
- THERE WAS NO BUILDING ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WERE 383 REGULAR STRIPED PARKING SPACES AND 0 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW) VOLUME 142, PAGE 30, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, (AS TO TRACT 1) OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - BUILDING SET-BACK LINE 10 FEET IN WIDTH ALONG ALL PROPERTY LINES ADJACENT TO STREETS BY PLATS RECORDED IN VOLUME 91, PAGE 34, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN VOLUME 142, PAGE 30, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, (AFFECTS SUBJECT TRACT)
 - DOWN GUY EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS SHOWN ON SKETCH NO. AG-17791-H, IN INSTRUMENT RECORDED IN VOLUME 6050, PAGE 258 (C15087), OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, ALONG THE WEST PROPERTY LINE OF BLOCK 5, (AFFECTS SUBJECT TRACT)
 - A TEN (10) FOOT BY TWENTY (20) FOOT EASEMENT FOR WATER METER ON THE WEST PROPERTY LINE OF BLOCK 7, AS SHOWN IN INSTRUMENT RECORDED IN VOLUME 6819, PAGE 96 (C05806), OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, (AFFECTS SUBJECT TRACT)
 - AN EASEMENT ACROSS BLOCKS 5 AND 7, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, FAX ELECTRICAL DISTRIBUTION LINE IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E039723 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
 - EASEMENT IN BLOCK 5 AND 7, OF MEYER PARK, SECTION TWO, A SUBDIVISION IN THE JAS. D. OWEN SURVEY, ABSTRACT NO. 412, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 142, PAGE 30, OF THE HARRIS COUNTY MAP RECORDS OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, DATED AUGUST 12, 1970, FROM FRANK K. MEYER TO FLUOR CORPORATION, RECORDED IN VOLUME 8104, PAGE 378, OF THE HARRIS COUNTY DEED RECORDS. THE EASEMENT HERIN GRANTED ARE DESCRIBED AS FOLLOWS, IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E322299 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - AN UNRESTRICTED EASEMENT TEN (10) FEET WIDE FOR GRANTEE'S UNDERGROUND DISTRIBUTION SYSTEM, THE LOCATION OF WHICH IS SHOWN BY A DOT-BASED SYMBOL ON SKETCH NO. 74-973, PREPARED BY HOUSTON LIGHTING & POWER COMPANY, AND REVISED MARCH 12, 1975, (AFFECTS SUBJECT TRACT)
 - AN UNRESTRICTED EASEMENT TEN (10) FEET IN WIDTH AND FOURTEEN (14) FEET IN LENGTH ON, OVER AND ACROSS SABB BLOCK 5, THE LOCATION OF WHICH IS SHOWN BY A DOUBLE CROSS-HATCHED AREA (AFFECTS SUBJECT TRACT)
 - AN UNRESTRICTED EASEMENT THIRTEEN (13) FEET IN WIDTH AND FOURTEEN (14) FEET IN LENGTH FOR GRANTEE'S PADMOUNTED TRANSFORMER STATION, THE LOCATION OF WHICH IS SHOWN BY A CROSSHATCHED ARE. (AFFECTS SUBJECT TRACT)
 - AN UNRESTRICTED EASEMENT FIFTEEN (15) FEET IN WIDTH AND TWENTY (2) FEET IN LENGTH FOR GRANTEE'S PADMOUNT TRANSFORMER STATION, THE LOCATION OF WHICH IS SHOWN BY A CROSSHATCHED AREA. (AFFECTS SUBJECT TRACT)
 - A WATER METER EASEMENT GRANTED TO THE CITY OF HOUSTON, BEING TEN (10) FEET BY TWENTY (20) FEET OUT OF BLOCK 7, AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E039723 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, (AFFECTS SUBJECT TRACT)
 - A WATER METER EASEMENT GRANTED TO THE CITY OF HOUSTON, BEING A TEN (1) FEET BY TWENTY (2) FEET OUT OF BLOCK 7, AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. K564001 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, (AFFECTS SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
ARAMCO SERVICES 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, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2018.

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6488

DATE: 11-15-18

WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF
2.871 ACRES/ OR 125,073 SQUARE FEET OF LAND
SITUATED IN THE
J. OWEN SURVEY
ABSTRACT NO. 612
HARRIS COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

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FILED BY: JM CHECKED BY: KR JOB NO.: 51970-Oct 2018
DRAWN BY: AT DATE: 11-15-18 SHEET NO. 1 OF 1