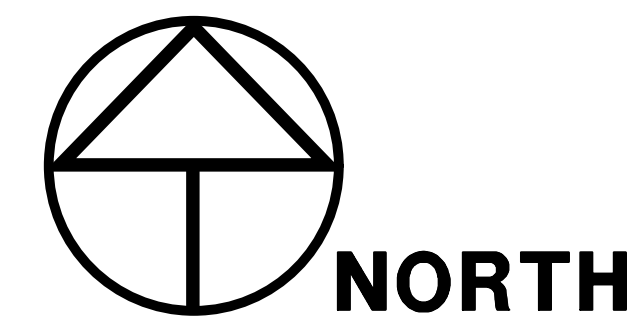


CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

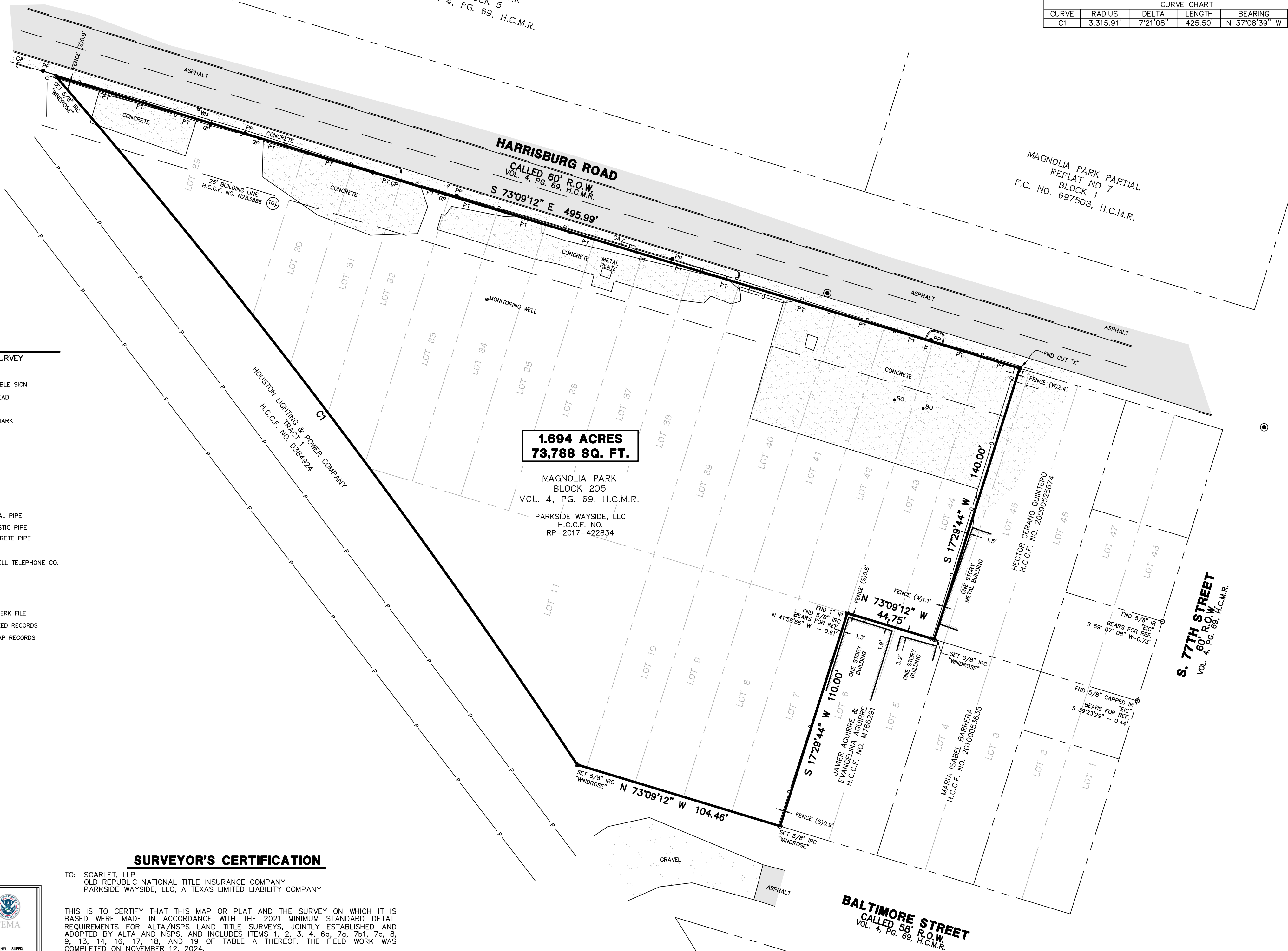
N. 76TH STREET
VOL. 4, PG. 69, H.C.M.R.

MAGNOLIA PARK
BLOCK 5
VOL. 4, PG. 69, H.C.M.R.



GRAPHIC SCALE: 1" = 30'

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	3,315.91'	7°21'08"	425.50'	N 37°08'39" W
				425.21'



DESCRIPTION

BEING ALL OF LOTS 7 THROUGH 11, AND LOTS 29 THROUGH 44, ALL IN BLOCK 205, IN MAGNOLIA PARK, MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SAVE AND EXCEPT THE EAST 5 FEET OF LOT 44, BLOCK 205, OF SAID MAGNOLIA PARK.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. STH-24-1610 OF OLD REPUBLIC NATIONAL INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 15, 2024, ISSUED DATE OF OCTOBER 30, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999890103.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201008854A REVISED/DATED MAY 02, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED 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 COURSE OF THE COURSE 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.
- WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS CENTRAL APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 025224000007) IS 7634 HARRISBURG BLVD, HOUSTON, TX 77012.
- WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 4, PAGE 69, MAP RECORDS, HARRIS COUNTY, TEXAS, AND VOLUME 282, PAGE 199 (LOT 33), VOLUME 290, PAGE 152 (LOT 32), VOLUME 291, PAGE 464 (LOTS 38 AND 39), VOLUME 300, PAGE 5 (LOT 10), VOLUME 300, PAGE 369 (LOT 30), VOLUME 308, PAGE 189 (LOTS 41 AND 42), VOLUME 308, PAGE 434 (LOTS 36 AND 37), VOLUME 310, PAGE 477 (LOT 31), VOLUME 320, PAGE 601 (LOTS 34 AND 35), VOLUME 339, PAGE 568 (LOT 40), VOLUME 352, PAGE 74 (LOT 29), VOLUME 365, PAGE 242 (LOTS 43 AND 44) AND VOLUME 375, PAGE 125 (LOT 3). DEED RECORDS, HARRIS COUNTY, TEXAS AND HARRIS COUNTY CLERK'S FILE NO. RP-2017-422834, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- BUILDING LINES AND EASEMENTS AS SET FORTH ON PLAT RECORDED IN VOLUME 4, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (NO BUILDING LINE OR EASEMENT SHOWN HEREON)
- TERMS, CONDITIONS, AND PROVISIONS OF THAT ORDINANCE #89-1312 OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. M337573, WHICH PROVIDES THAT SELLERS ADVISE PURCHASERS OF THE RESTRICTIONS OUTSTANDING AGAINST THE PURCHASE PROPERTY. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORDINANCE #85-1878, PERTAINING TO AMONG OTHER THINGS, THE PLATTING AND REPLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS), A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253888 - SAME HAVING BEEN AMENDED AND HAVING BEEN ENACTED ON FEBRUARY 17, 1999 BY THE CITY OF HOUSTON ORDINANCE NO. 1999-262 ENACTED FEBRUARY 17, 1999. (AFFECTS SUBJECT TRACT, SHOWN HEREON)

LEGEND

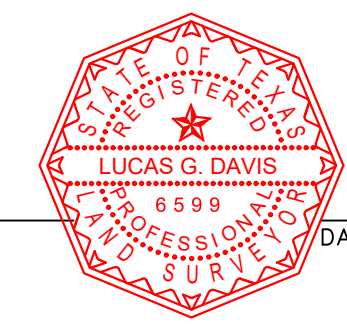
- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
- DM - GAS METER
- DV - GAS VALVE
- TH - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- ICV - IRRIGATION CONTROL VALVE
- FL - GRATE INLET
- GI - GRATE INLET
- MH - MANHOLE
- CO - CLEANOUT
- TP - TELEPHONE PEDESTAL
- EB - ELECTRIC 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
- GA - GUY ANCHOR
- OP - OVERHEAD POWER LINE
- NO - NUMBER
- PG - PAGE
- R.O.W. - RIGHT-OF-WAY
- SO, FT. - SQUARE FEET
- CH - CHAINLINK FENCE
- GP - GATE POST
- PER PLANS - PER PLANS
- APPROX. - APPROXIMATE
- HIGHBANK - HIGHBANK
- SIGN - 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
- RCPP - REINFORCED CONCRETE PIPE
- TEL - TELEPHONE
- SWBT - SOUTHWESTERN BELL TELEPHONE CO.
- WTR - WATER
- UG - UNDERGROUND
- 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
- SO, FT. - SQUARE FEET
- VOL. - VOLUME
- F.C. - FILM CODE
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- TREE/SHRUB - TREE/SHRUB

SURVEYOR'S CERTIFICATION

TO: SCARLET, LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PARKSIDE WAYSIDE, LLC, A TEXAS LIMITED LIABILITY 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 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2024.

Lucas G. Davis
LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599
DATE 11/20/2024



FLOOD INFORMATION



National Flood Insurance Program

HARRIS COUNTY, TEXAS
FEMA
888-855-1150

COMMUNITY	NUMBER	PIEL	EXPIR
HOUSTON, TEXAS	00021	0000	0
HOUSTON, TEXAS	00022	0000	0
HOUSTON, TEXAS	00023	0000	0

VERSION NUMBER 2.3.3.3
MAP NUMBER 48201008854A
MAP ISSUED MAY 2, 2019

WINDROSE
LAND SURVEYING & PLATTING
5353 W. SAM HOUSTON, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 1010880 | WINDROSESERVICES.COM

ALTA / NSPS LAND TITLE SURVEY OF
1.694 AC. / 73,788 SQ. FT.
LOTS 7-11 & 29-43 & PORTION OF 44
MAGNOLIA PARK BLOCK 205
VOL. 4, PG. 69, H.C.M.R.
SITUATED IN THE, JOHN R. HARRIS LEAGUE, ABSTRACT NO. 27
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

DATE	REASON	BY

FIELD BY: PH CHECKED BY: CL JOB NO. 58406-ALTA
DRAWN BY: PH DATE: NOVEMBER 2024 SHEET NO. 1 OF 1

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