

NOTES:
1) BASED ON CITY PLANNING LETTER PREPARED BY INTERGRITY TITLE JOB NO. 1619814A (AS TO LOTS 5 & 6 AND JOB NO. 1619813A (AS TO LOTS 1, 2 & 3, BLK 13) WITH AN EFFECTIVE DATE OF JANUARY 26, 2016, ISSUED DATED FEBRUARY 2, 2016.

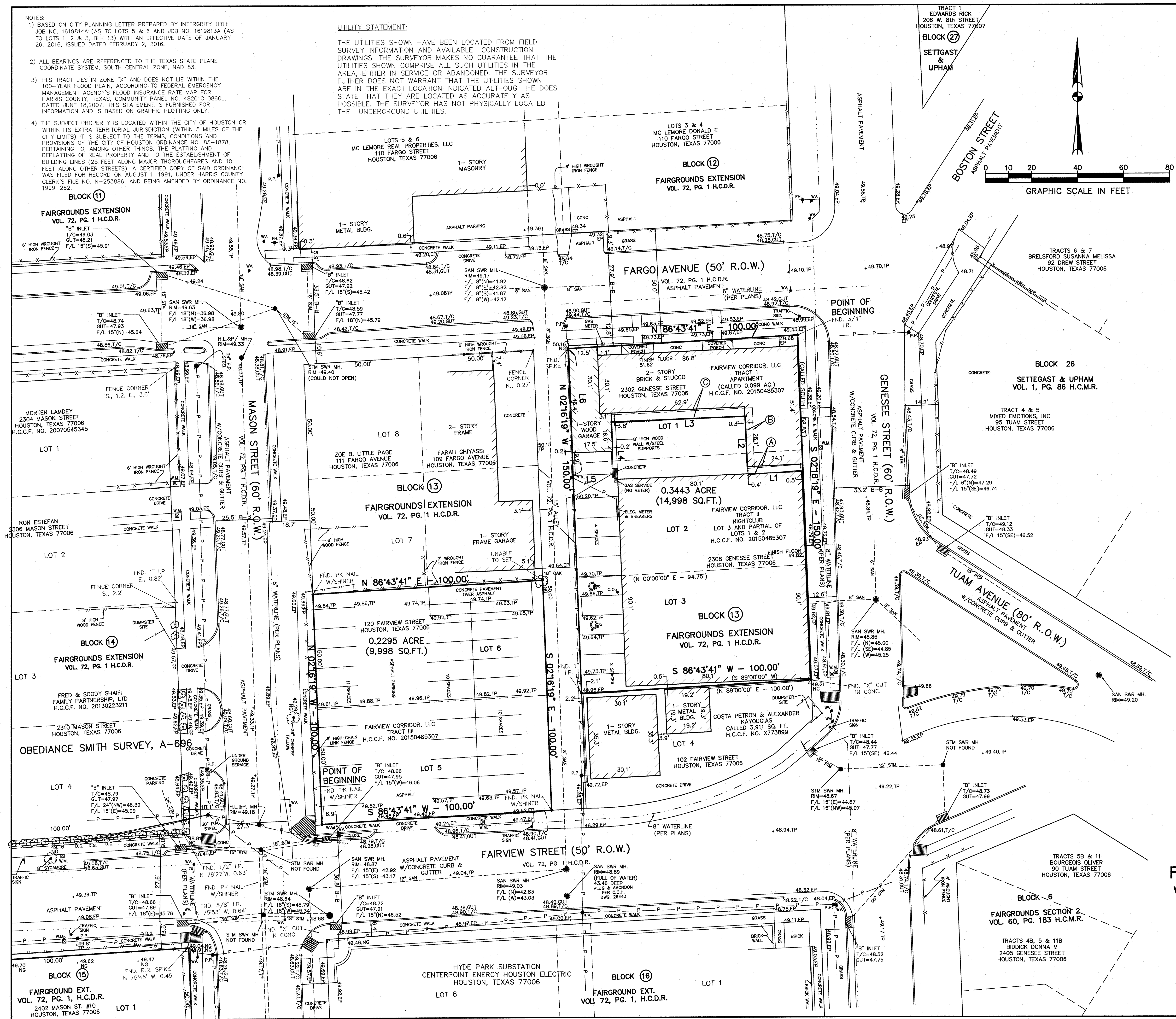
2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

3) THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C 0860L, DATED JUNE 18, 2007. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

4) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 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. N-253886, AND BEING AMENDED BY ORDINANCE NO. 1999-262.

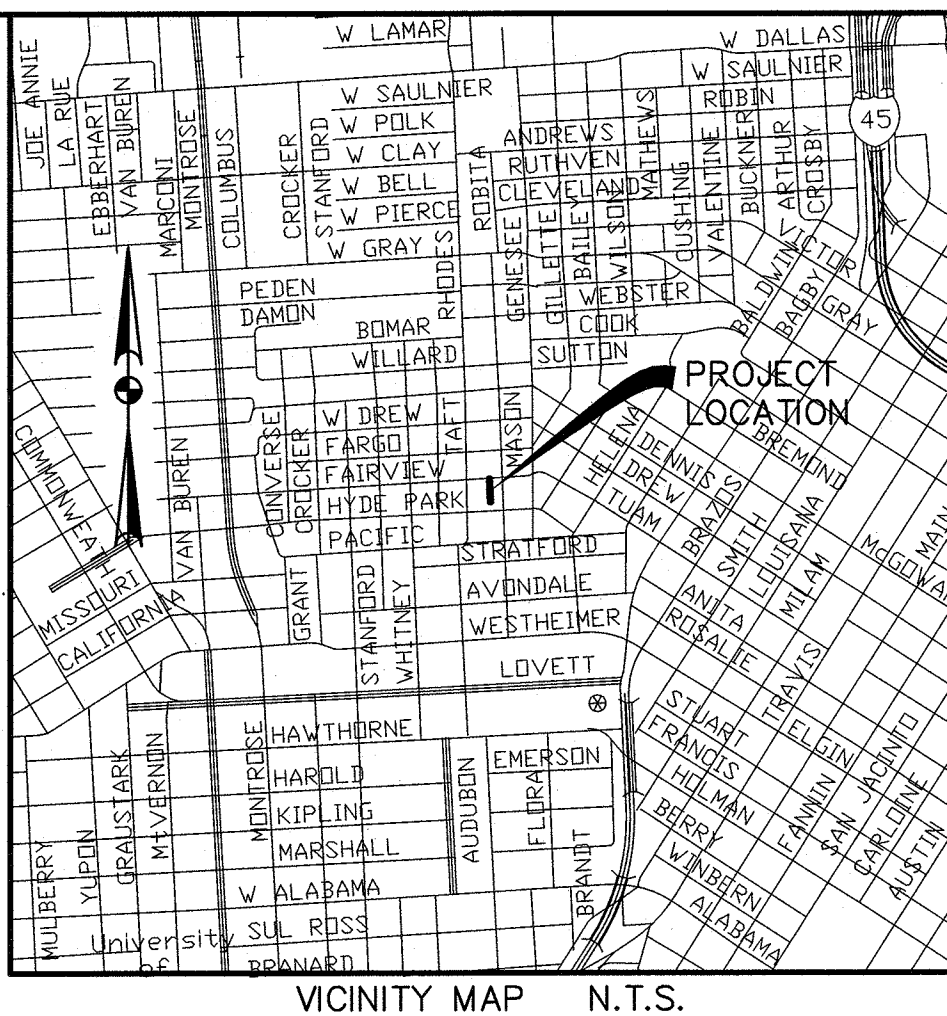
UTILITY STATEMENT:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND
● SANITARY SEWER MANHOLE (SAN. M.H.)
● STORM SEWER MANHOLE (STM. M.H.)
● FIRE HYDRANT (F.H.)
● WATER VALVE (W.V.)
● WATER METER (W.M.)
● POWER POLE (P.P.)
↓ DOWN GUY (D.G.)
↑ TRAFFIC SIGN (SIGN)

H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
H.C.C.F. INDICATES HARRIS COUNTY CLERKS FILE NO. - NUMBER
N - NORTH
S - SOUTH
E - EAST
W - WEST
NG - NATURAL GROUND
RCP - REINFORCED CONCRETE PIPE
PVC - POLY VINYL CHLORIDE (PLASTIC PIPE)
CPP - CORRUGATED PLASTIC PIPE
HDPE - HIGH DENSITY POLYETHYLENE
CM - CONTROLLING MONUMENT
T/C - TOP OF CURB
GUT - GUTTER
F/L - FLOWLINE
C/L - CENTERLINE
C.O. - CLEANOUT
G.I. - GRATE INLET
B1 - ITEMS LISTED ON SCH. B OF TITLE COMMITMENT



BENCHMARK: CITY OF HOUSTON SURVEY MARKER NUMBER 5357 8022, TYPE OF MARKER 4A, MARKER USEFUL AS AZIMUTH FROM STATION. LOCATED FROM INTERSECTION OF NORTH CORNER OF FAIRVIEW AVE. AND TAFT ST.
ELEVATION = 49.14 FEET NAVD 1988, 2001 ADJUSTMENT

LINE NO.	BEARING	DISTANCE
L1	S 87° 37' 09" W	24.07'
L2	N 00° 09' 26" W	25.53' (PER TRACT II 25.83')
L3	N 89° 57' 39" W	58.49'
L4	SOUTH	22.65'
L5	WEST	17.35'
L6	NORTH	55.25'

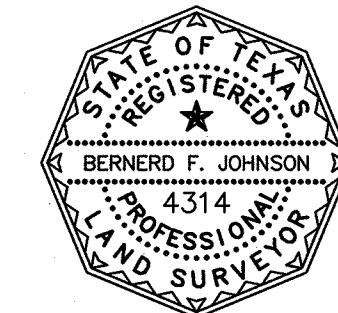
EASEMENTS RECORDED UNDER H. C. C. F. NO. 20150485307

- (A) FIRST EASEMENT: FOR PASSAGE OF PEDESTRIANS TO ADJOINING LAND.
- (B) SECOND EASEMENT: FOR PLANTING CULTIVATING, REMOVING, AND REPLACING SHRUBS AND FLOWERS.
- (C) THIRD EASEMENT: FOR PLANTING, CULTIVATING, REMOVING AND REPLACING SHRUBS AND FLOWERS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED BETWEEN DECEMBER 23, 2015 AND JANUARY 18, 2016 OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS OR RIGHT-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE NOTES AND OTHER MATTERS SET OUT IN THIS SURVEY ARE TRUE, CORRECT AND ACCURATE, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A CONDITION II SURVEY.

DATED THIS 12th DAY OF FEBRUARY, 2016.

BERNERD F. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314
REVISED: FEBRUARY 11, 2016 - TO CORRECT NOTE #1. PER CITY PLANNING LETTER.



BOUNDARY / TOPOGRAPHIC SURVEY MAP OF LOTS 1, 2, 3, 5 AND 6 IN BLOCK 13 OF FAIRGROUNDS EXTENSION SUBD., AS RECORDED IN VOLUME 72, PAGE 1 H.C.D.R. AND LOCATED IN THE OBEDIANCE SMITH SURVEY A-696, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

DATE: FEBRUARY, 2016 SCALE: 1" = 20'

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
TYPE ENGINEERING FIRM REGISTRATION NO. F-380 TYPE LS SURVEYING FIRM REGISTRATION NO. 100665-0