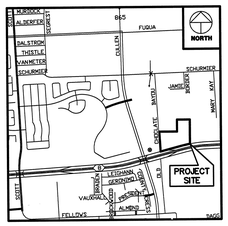


HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

CALLED 4.9968 ACRES
POARCH/SWINBANK, LLC
(H.C.C.F. NO. 20110151311)

CALLED 4.820 ACRES
POARCH/SWINBANK, LLC
(H.C.C.F. NO. 20130398087)

LOT 43

FND. 5/8" IRC
LA THOMPSON RPLS 3987"

N 88°22'04" E 558.66'

FND. 1" IP

LOT 44, BLOCK M,
ALLISON RICHEY GULF COAST SUBD.
(VOL. 5, PG. 1, H.C.M.R.)

EDWARD C. NATHAN AND
KATHLEEN L. NATHAN
(H.C.C.F. NO. H325473)

LOT 18

LOT 5

LOT 31

N 02°47'26" W 389.80'

CALLED 16.5379 ACRES
POARCH/SWINBANK, LLC
(H.C.C.F. NO. 20100425495)

FND. 5/8" IRC
FROM WHICH A
FND. 1" IP
BEARS FOR REFERENCE
S 87°31'05" W 2.60'

N 88°26'30" E 1053.10'

FND. 5/8" IR

SET 5/8" IRC
"WINDROSE LAND SERVICES"

LOT 32

LOT 45

S 02°48'55" E 1019.03'

CALLED 3.513
SAINT GEORGE PARTNERS, LTD.
(H.C.C.F. NO. 20150464327)

32.2792 ACRES
1,406,080 SQ. FT.

LOT 19
LOTS 17, 20 AND 33, BLOCK M
ALLISON RICHEY GULF COAST SUBD.
(VOL. 5, PG. 1, H.C.M.R.)

RESIDUE OF 19.3522 ACRES
SCHNELTZ, LTD.
(H.C.C.F. NO. RP-2017-244603)

BORDER ROAD
60' R.O.W.
(VOL. 5, PG. 1, H.C.M.R.)

LOT 46

LOT 33

LOT 20

LOTS 7, 20 AND 33, BLOCK M
ALLISON RICHEY GULF COAST SUBD.
(VOL. 5, PG. 1, H.C.M.R.)

CALLED 12.113 ACRES
CHRISTIAN JARED WARD AND JOSEPH HENRY WARD, AS CO-TRUSTEES OF THE THOMAS N. WARD MARITIAL TRUST
(H.C.C.F. NO. RP-2017-244487)
CHRISTIAN JARED WARD AND JOSEPH HENRY WARD, AS CO-TRUSTEES OF THE THOMAS N. WARD BYPASS TRUST
(H.C.C.F. NO. RP-2017-244488)

FND. 5/8" IRC
FROM WHICH A
FND. 1/2" IR
BEARS FOR REFERENCE
S 25°03'46" W 0.64'

LOT 6

LOT 7

ONE-STORY WOOD FRAME RESIDENCE

ONE-STORY WOOD FRAME GARAGE

PROPANE TANK

SEPTIC COVERS

BASKETBALL RIM

HOG WIRE FENCE

OLD CHOCOLATE BAYOU
(60' R.O.W.)
(VOL. 5, PG. 1, H.C.M.R.)

N 03°04'29" W 860.92'

CALLED 0.8139 ACRES
ELL CLEAR CREEK, LTD.
(H.C.C.F. NO. RP-2017-244546)

SET 5/8" IRC
"WINDROSE LAND SERVICES"
FROM WHICH A
FND. 5/8" IR
BEARS FOR REFERENCE
N 73°52'03" W 1.05'

FND. TXDOT MON.

SOUTH SAM HOUSTON BELTWAY
(R.O.W. VARIES)
(H.C.C.F. NO. M989967)
(H.C.C.F. NO. N222577)
(H.C.C.F. NO. N403187)

R=5217.64'
Δ=11°25'37"
L=1040.60'
C=1038.88'
CB=S 80°32'22" W

S 74°50'46" W 392.85'

P.O.B.
FND. TXDOT MON.

FND. 5/8" IR

DESCRIPTION

A TRACT OR PARCEL CONTAINING 32.2792 ACRE OR 1,406,080 SQUARE FEET OF LAND SITUATED IN THE MARY C. BULRIECE SURVEY, ABSTRACT NO. 128, HARRIS COUNTY, TEXAS BEING ALL OF A CALLED 0.8139 ACRES TRACT CONVEYED TO ELL CLEAR CREEK, LTD., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2017-244546, ALL OF LOTS 6, 7, 19, 31 AND 32, BLOCK M, OF ALLISON RICHEY GULF COAST SUBDIVISION AS RECORDED UNDER VOLUME (VOL.) 5, PAGE (PG.) 1, HARRIS COUNTY MAP RECORDS (H.C.M.R.), A PORTION OF LOTS 17, 20 AND 33, BLOCK M, OF ALLISON SUBURBAN GARDENS SUBDIVISION OF CHRISTIAN JARED WARD AND JOSEPH HENRY WARD, AS CO-TRUSTEES OF THE THOMAS N. WARD MARITIAL TRUST, AS RECORDED UNDER H.C.C.F. NO. RP-2017-244487) AND CHRISTIAN JARED WARD AND JOSEPH HENRY WARD, AS CO-TRUSTEES OF THE THOMAS N. WARD BYPASS TRUST, AS RECORDED UNDER (H.C.C.F. NO. RP-2017-244488) AND CONVEYED TO SCHMELTZ, LTD., RECORDED UNDER H.C.C.F. NO. RP-2017-244603 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A TX DOT MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF SOUTH SAM HOUSTON BELTWAY (R.O.W. VARIES) AND THE EAST R.O.W. LINE OF OLD CHOCOLATE BAYOU (80' R.O.W.), MARKING THE SOUTHEAST CUTBACK CORNER OF SAID 0.8139 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 74 DEG. 16 MIN. 37 SEC. WEST, ALONG SAID CUTBACK, A DISTANCE OF 61.40 FEET TO A TX DOT MONUMENT FOUND, MARKING THE NORTHWESTERLY CUTBACK CORNER OF SAID 0.8139 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 04 MIN. 29 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID OLD CHOCOLATE BAYOU, A DISTANCE OF 860.92 FEET TO A CAPPED 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF A CALLED 16.5379 ACRES CONVEYED TO POARCH/SWINBANK, LLC, AS RECORDED UNDER H.C.C.F. NO. 20100425495, THE NORTHWEST CORNER OF SAID LOT 6 AND OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 1 INCH IRON PIPE BEARS FOR REFERENCE SOUTH 87 DEG. 21 MIN. 00 SEC. WEST, A DISTANCE OF 2.60 FEET;

THENCE, NORTH 88 DEG. 26 MIN. 30 SEC. EAST, ALONG THE COMMON LINE OF SAID 16.5379 ACRES AND LOTS 6 AND 19, A DISTANCE OF 1,053.10 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHWEST CORNER OF SAID LOT 31, THE NORTHWEST CORNER OF SAID LOT 32, THE NORTHEAST CORNER OF SAID LOT 19 AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 47 MIN. 26 SEC. WEST, ALONG THE COMMON LINE OF SAID 16.5379 ACRES AND SAID LOT 31, A DISTANCE OF 389.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "LA THOMPSON RPLS 3987" MARKING THE SOUTHWEST CORNER OF A CALLED 4.9968 ACRES CONVEYED TO POARCH/SWINBANK, LLC AS RECORDED UNDER H.C.C.F. NO. 20110151311, THE NORTHWEST CORNER OF SAID LOT 31 AND A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 22 MIN. 04 SEC. EAST, ALONG THE COMMON LINE OF SAID 4.9968 ACRES AND SAID LOT 31, A DISTANCE OF 558.66 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF LOT 44, BLOCK M, OF SAID ALLISON RICHEY GULF COAST SUBDIVISION, CONVEYED TO EDWARD C. NATHAN AND KATHLEEN L. NATHAN, AS RECORDED UNDER H.C.C.F. NO. H325473, THE SOUTHWEST CORNER OF A CALLED 4.820 ACRES CONVEYED TO POARCH/SWINBANK, LLC AS RECORDED UNDER H.C.C.F. NO. 20130398087, THE NORTHEAST CORNER OF SAID LOT 31 AND A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 48 MIN. 55 SEC. EAST, ALONG THE COMMON LINE OF A CALLED 3.513 ACRES CONVEYED TO SAINT GEORGE PARTNERS, LTD. AS RECORDED UNDER H.C.C.F. NO. 20150464327, SAID CALLED LOT 44, SAID LOTS 31, 19 AND 33, A DISTANCE OF 1,019.03 FEET TO A CAPPED 3/8 INCH IRON ROD FOUND ON THE NORTHERLY R.O.W. LINE OF SAID SOUTH SAM HOUSTON BELTWAY, MARKING THE SOUTHWEST CORNER OF SAID 3.513 ACRES, THE SOUTHEAST CORNER OF SAID 20 AND THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 1 CONCRETE MON. BEARS FOR REFERENCE SOUTH 25 DEG. 03 MIN. 48 SEC. WEST, A DISTANCE OF 0.64 FEET;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAM HOUSTON BELTWAY THE FOLLOWING COURSES AND DISTANCES;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 5,217.64 FEET, A CENTRAL ANGLE OF 11 DEG. 25 MIN. 37 SEC., AN ARC LENGTH OF 1,040.60 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 32 MIN. 22 SEC. WEST, 1,038.88 FEET TO A TX DOT MONUMENT FOUND MARKING AN ANGLE POINT;

SOUTH 74 DEG. 50 MIN. 48 SEC. WEST, A DISTANCE OF 20.29 FEET TO A TX DOT MONUMENT FOUND MARKING AN ANGLE POINT;

SOUTH 88 DEG. 26 MIN. 30 SEC. WEST, A DISTANCE OF 62.60 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF SAID 0.8139 ACRES AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 53 MIN. 56 SEC. EAST, A DISTANCE OF 15.33 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A SOUTHEASTERLY CORNER OF SAID 0.8139 ACRES AND OF THE HEREIN DESCRIBED TRACT;

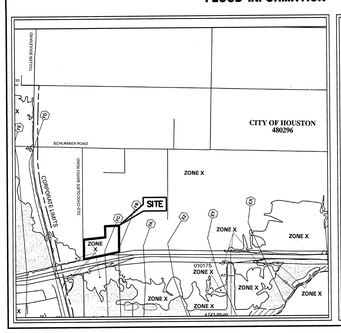
WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 3,969.72 FEET, A CENTRAL ANGLE OF 00 DEG. 54 MIN. 29 SEC., AN ARC LENGTH OF 62.91 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 75 DEG. 18 MIN. 33 SEC. WEST, 62.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY FROM WHICH A 5/8 INCH IRON ORD FOUND BEARS FOR REFERENCE NORTH 73 DEG. 52 MIN. 03 SEC. WEST, A DISTANCE OF 1.08 FEET;

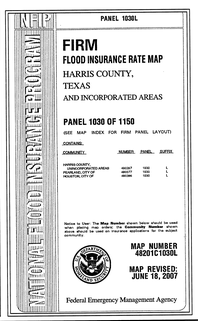
SOUTH 74 DEG. 50 MIN. 46 SEC. WEST, A DISTANCE OF 392.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32.2792 ACRES OR 1,406,080 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1949-17-1022 OF TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE OF AUGUST 15, 2017, ISSUED DATE OF AUGUST 23, 2017, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. 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: 0.99987253.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1030L REVISED/DATED JUNE 18, 2007, 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 NEVER SUFFER FLOODING, NOR THAT FLOOD DAMAGE, ON RARE OCCASIONS, IS UNKNOWN TO 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.
4. 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.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. 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.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. 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.

FLOOD INFORMATION





LEGEND

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

- BO – BOLLARD
- HC – HANDICAP
- GM – GAS METER
- GV – GAS VALVE
- FH – FIRE HYDRANT
- WM – WATER METER
- WV – WATER VALVE
- ICV – IRRIGATION CONTROL VALVE
- GI – 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
- GUY ANCHOR
- OHP – OVERHEAD POWER LINE
- BWF – BARBED WIRE FENCE
- WIF – WROUGHT IRON FENCE
- WDF – WOOD FENCE
- CLF – CHAINLINK FENCE
- GP – GATE POST
- (F) – PER PLANS
- APPROX. – APPROXIMATE
- – HIGHBANK
- – SIGN
- PLM – PIPELINE MARKER
- UGCS – 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
- RCP – 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
- R.O.W. – RIGHT-OF-WAY
- SQ. FT. – SQUARE FEET
- VOL. – VOLUME
- F.C. – FILM CODE
- B.L. – BUILDING LINE
- U.E. – UTILITY EASEMENT
- – TREE/SHRUB

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°16'37" W	61.40'
L2	S 74°50'46" W	20.29'
L3	S 88°26'30" W	62.60'
L4	S 02°53'56" E	15.33'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3969.72'	00°54'29"	62.91'	S 75°18'33" W	62.91'

SCHEDULE 'B' NOTES

B.10(E) SUBJECT TO EASEMENT AND RIGHT-OF-WAY AS SET FORTH AND DEFINED BY INSTRUMENTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. 3005, PAGE 459 AND VOLUME 3005, PAGE 460, VOLUME 2628, PAGE 629 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

B.10(K) 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 NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED OF RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886.

SURVEYOR'S CERTIFICATION

TO: PRIMORIS SERVICES CORPORATION
TITLE RESOURCES GUARANTY COMPANY

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 LEGALLY 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, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
REGISTERED
RONALD PATRICK KELL
6424
PROFESSIONAL
LAND SURVEYOR

RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424

05/03/17
DATE

REVISIONS

DATE	REASON	BY
08/25/17	ADDRESSED COMMENTS / UPDATED TITLE	RV
08/31/17	ADDRESSED COMMENTS	RV

WINDROSE
LAND SURVEYING I PLATTING
3200 WILCREST, SUITE 325 I HOUSTON, TX 77042 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

LAND TITLE SURVEY OF
32.2792 ACRES OR 1,406,080 SQUARE FEET
OF LAND
SITUATED IN THE
MARY C. BULRIECE SURVEY
ABSTRACT NO. 128
HARRIS COUNTY, TEXAS

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FIELDED BY:	MC	CHECKED BY: RPK	JOB NO. 53513
DRAWN BY:	MJT/RV	DATE: MARCH 2017	SHEET NO. 1 OF 1