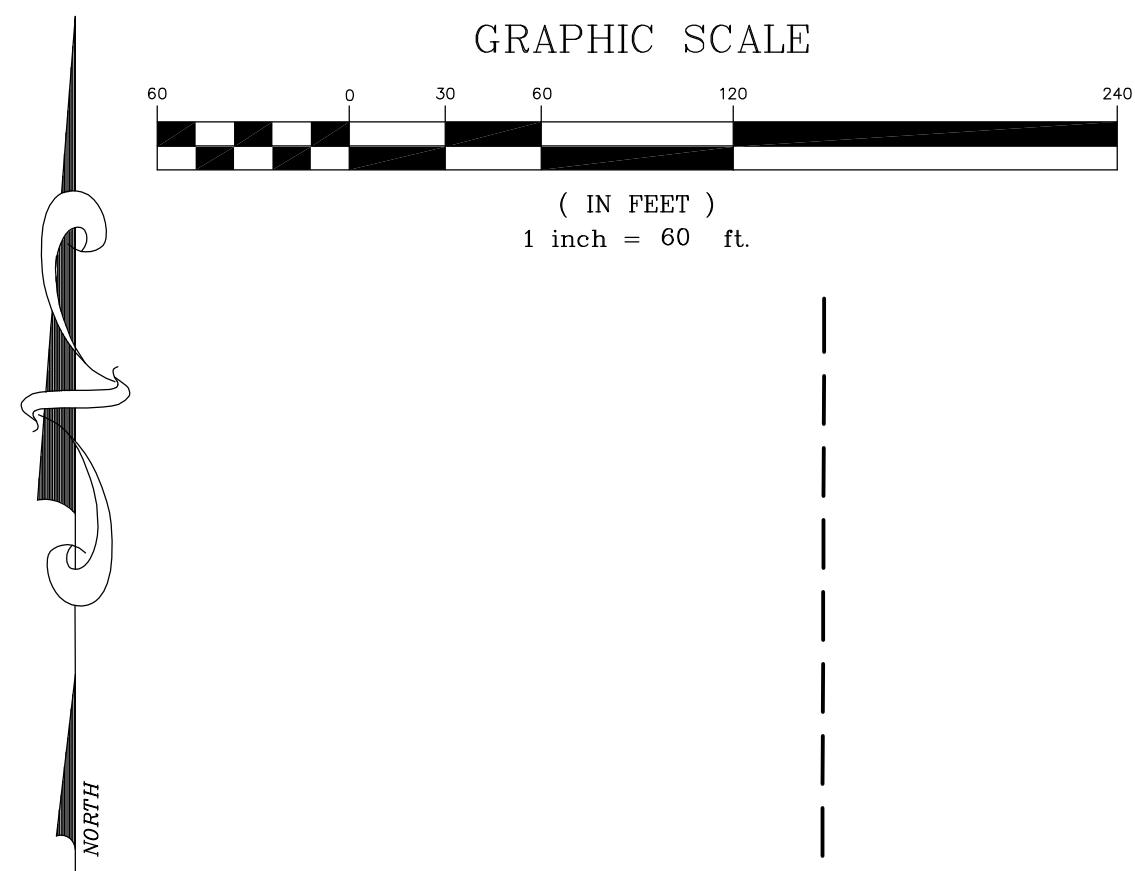




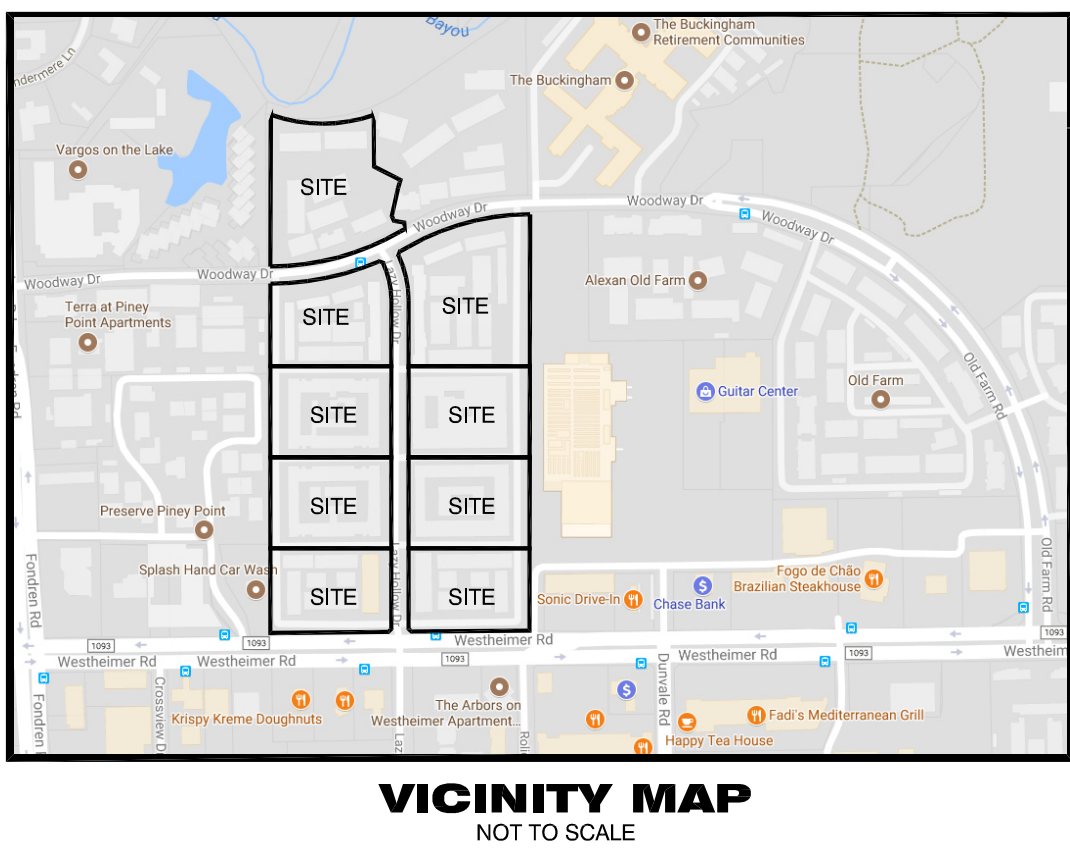
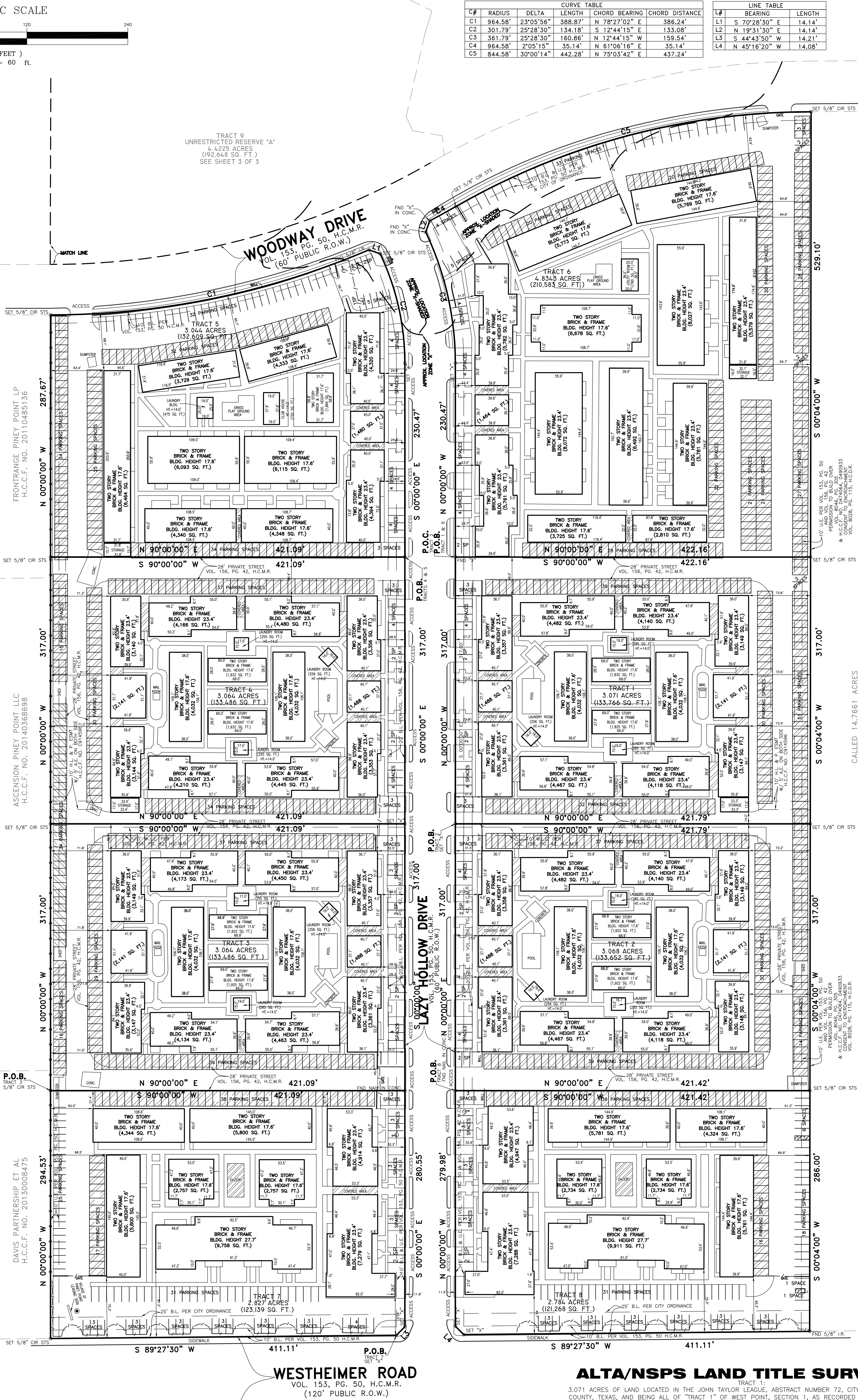
- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING
 - HCMR - HARRIS COUNTY CLERKS FILE
 - HCDR - HARRIS COUNTY DEED RECORDS
 - POB - POINT OF BEGINNING
 - PCC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - SO. FT. - SQUARE FEET
 - UE - UTILITY EASEMENT
 - SB - SANITARY WIRE FENCE
 - CL - CHAIN LINK FENCE
 - CONC - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GW - GUY WIRE
 - CB - CATCH BASIN
 - CBX - CABLE BOX
 - EBX - ELECTRIC BOX
 - EP - ELECTRIC POLE
 - EH - FIRE HYDRANT
 - FM - FIBER OPTIC MARKER
 - GP - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - MH - MANHOLE
 - MW - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SMH - SANITARY MANHOLE
 - STMH - STORM MANHOLE
 - TP - TELEPHONE PEDESTAL
 - TR - TRANSFORMER
 - TSCB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - B - BENCHMARK

ENCROACHMENTS

NONE TO NOTE

EXISTING PARKING SPACES

REGULAR	998
COVERED	376
HANDICAP	6
TOTAL	1380



FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X" AS SHOWN ON F.I.R.M. MAP NO. 48301C 0835L, DATE 6-18-2007, BY GRAPHING PLOTTING ONLY, WR 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 PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

NOTES:

- BEARING BASIS IS THE WEST R.O.W. LINE OF LAZY HOLLOW DRIVE BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTIONS AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY NO. 1771223-26V OF FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 1, 2017.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE, 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, RELEASE OR REPRODUCTION, COPYRIGHT 2017. ALL RIGHTS RESERVED.
- (TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT. THERE IS NO ZONING IN THE CITY OF HOUSTON. 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 PLATING AND REPLATING OF REAL PROPERTY AND 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. N253886. THIS ORDINANCE AMENDED BY ORDINANCE NO. #1999-262, 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. (S) M337573.
- (TABLE A, ITEM 16) THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- (TABLE A, ITEM 17) THERE IS NO RECENT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TOTAL PARKING SPACES ON TRACT 1 THRU TRACT 9 IS 1,166, 7 BEING HANDICAPPED, 376 COVERED.
- (TABLE A, ITEM 18) THERE IS NO RECENT OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- TOTAL PARKING SPACES ON TRACT 1 THRU TRACT 9 IS 1,166, 7 BEING HANDICAPPED, 376 COVERED.
- TOTAL ACRES FOR TRACTS 1 THRU 9 IS 30.1789 ACRES.

ALTA/NSPS LAND TITLE SURVEY OF

- 3.071 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 1" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS.
- 3.068 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 2" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS.
- 3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 3" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS.
- 3.064 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AND BEING ALL OF "TRACT 4" OF WEST POINT, SECTION 1, AS RECORDED IN VOLUME 156, PAGE 42, HARRIS COUNTY MAP RECORDS.
- 3.044 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS.
- 4.8345 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS.
- 2.827 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS.
- 2.784 ACRES OF LAND LOCATED IN THE JOHN TAYLOR LEAGUE, ABSTRACT NUMBER 72, HARRIS COUNTY, TEXAS.
- 4.4225 ACRES, BEING UNRESTRICTED RESERVE "A", BLOCK 1 OF CREEKSIDE APARTMENTS, REPLAT NO. 3A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF UNDER HARRIS COUNTY FILM CODE NO. 669224 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 8600 WOODWAY DRIVE
HOUSTON, TEXAS 77063

SITE: VILLAGE AT PINEY POINT

JOB NO: 824-17
DATE: 5-25-17

SCALE: 1" = 60'
SHEET 1 OF 3



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Firm Number: 10045400

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REVISIONS:

NO	DATE	DESCRIPTION
1	8-2-17	COMMENTS
2	8-4-17	COMMENTS
3	8-8-17	COMMENTS

JOB NO: 824-17