

CROWN COLONY TOWNHOUSE STREET DEDICATION  
VOL. 158, PG. 69 H.C.M.R.

SCALE: 1" = 30'

- LEGEND:
- AC. - ACRES
  - A/C - AIR CONDITION
  - A.E. - AERIAL EASEMENT
  - B.L. - BUILDING LINE
  - BLDG. - BUILDING
  - BO. - BOLLARD
  - CB - CATCH BASIN
  - CONC. - CONCRETE
  - COV'D - COVERED
  - CP - CRAWLED PIPE
  - DA - DUMPSTER AREA
  - ELEC. - ELECTRIC
  - ESMT. - EASEMENT
  - FC - FIRM CODE
  - FH - FIRE HYDRANT
  - FND. - FOUND
  - GM - GAS METER
  - HCCF - HARRIS COUNTY CLERKS FILE
  - HCCR - HARRIS COUNTY DEED RECORDS
  - HCMR - HARRIS COUNTY MAP RECORDS
  - HCPS - HANDICAP PARKING SPACE
  - HL&P - HOUSTON LIGHTING & POWER
  - I.P. - IRON PIPE
  - I.R. - IRON ROD
  - LP - LIGHT POST
  - MH - MANHOLE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - PP - POWER POLE
  - PS - PARKING SPACES
  - PTP - PINCHED TOP PIPE
  - R.O.W. - RIGHT OF WAY
  - RR - RAILROAD
  - SAN. - SANITARY
  - SP - SERVICE POLE
  - SD. FT. - SQUARE FEET
  - S.S.E. - SANITARY SEWER EASEMENT
  - STM. - STORM
  - STM.S.E. - STORM SEWER EASEMENT
  - SWBT - SOUTHWESTERN BELL TELEPHONE
  - TEL. - TELEPHONE
  - TLP - TRAFFIC LIGHT POLE
  - TSB - TRAFFIC SIGNAL BOX
  - U.E. - UTILITY EASEMENT
  - WM - WATER METER
  - WV - WATER VALVE
  - X - BARBED WIRE FENCE
  - CH - CHAIN LINK FENCE
  - CONC. - CONCRETE
  - COVERED CONCRETE
  - ASPHALT
  - CHDL - OVERHEAD POWER LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE

COOK ROAD  
(60' R.O.W.)

N02°35'40"W 202.09'

MH

N87°18'22"E 451.26'

2.11 ACRES /  
91,718 SQUARE FEET

( V A C A N T )

S87°39'07"W 450.38'

HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT  
VOLUME 7099, PAGE 482, H.C.D.R.

5.9339 ACRE  
(CAUSE NO. 982647)

5.9339 ACRE  
(CAUSE NO. 982647)

SURVEY

S02°20'53"E 204.81'

P.O.B.  
SET 1/2" I.R.

S87°39'07"E 775.00'

BELLAIRE WEST SECTION 5  
VOLUME 148, PAGE 149 H.C.M.R.

RIPTIDE DRIVE  
(60' R.O.W.)

CARVEL LANE  
(60' R.O.W.)

10

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#### BOUNDARY SURVEY OF

BEING A 2.11 ACRES MORE OR LESS, IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 405, HARRIS COUNTY, TEXAS, BEING A PART OF LOT 126 DAIRY SUBDIVISIONS AND TOWN, RECORDED IN VOLUME 1, PAHE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.11 ACRES BEING REMAINDER OF THAT CERTAIN 7.995 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. Z085418, SAVE AND EXCEPT THAT 5.93 ACRE TRACT CONDEMNED BY THE CITY OF HOUSTON IN EMINENT DOMAIN PROCEEDINGS UNDER HARRIS COUNTY CAUSE NO. 982647.

#### LEGAL DESCRIPTION

BEING A 2.11 ACRES MORE OR LESS, IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 405, HARRIS COUNTY, TEXAS, BEING A PART OF LOT 126 DAIRY SUBDIVISIONS AND TOWN, RECORDED IN VOLUME 1, PAHE 23 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.11 ACRES BEING REMAINDER OF THAT CERTAIN 7.995 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. Z085418, SAVE AND EXCEPT THAT 5.93 ACRE TRACT CONDEMNED BY THE CITY OF HOUSTON IN EMINENT DOMAIN PROCEEDINGS UNDER HARRIS COUNTY CAUSE NO. 982647, SAID 2.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; ALL COORDINATES AND BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NAD83 DATUM:

COMMENCING AT A POINT AT THE INTERSECTION OF THE EXISTING NORTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS CARVEL LANE (60 FEET WIDE) WITH THE WEST LINE OF BELLAIRE WEST SECTION FIVE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 148, PAGE 149 OF THE MAP RECORDS OF SAID HARRIS COUNTY, TEXAS, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK 10 OF SAID BELLAIRE WEST SECTION FIVE SUBDIVISION, AND HAVING GRID COORDINATE VALUES, NORTH (Y) = 13,816,690.33 AND EAST (X) = 3,050,285.28; SCALE FACTOR = 0.999883068;

THENCE, SOUTH 02°35'40" EAST WITH THE WEST LINE OF SAID BELLAIRE WEST SECTION FIVE SUBDIVISION AND THE EAST LINE OF SAID CALLED 0.0475-ACRE TRACT, AT A DISTANCE OF 60.00 FEET PASSING THE NORTHWEST CORNER OF LOT 4, BLOCK 9 OF SAID BELLAIRE WEST SECTION FIVE SUBDIVISION, AND FOR THE INTERSECTION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CARVEL LANE WITH THE WEST LINE OF SAID BELLAIRE WEST SECTION FIVE SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 144.20 FEET TO THE COMMON SOUTHEAST CORNER OF SAID CALLED 0.0475-ACRE TRACT AND SAID 5.93 ACRE TRACT, SAID POINT LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF THE REMAINING NORTH 30 FEET OF A 60-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE RECORDED PLAT OF SAID DAIRY SUBDIVISIONS AND TOWN SUBDIVISION;

THENCE, SOUTH 87°39'07" WEST WITH THE NORTH RIGHT-OF-WAY LINE OF THE REMAINING NORTH 30 FEET OF SAID 60-FOOT WIDE RIGHT-OF-WAY, AND THE SOUTH LINE OF SAID CALLED 0.0475-ACRE TRACT, AT A DISTANCE OF 9.36 FEET PASSING THE SOUTHWEST CORNER OF SAID CALLED 0.0475-ACRE TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 7.995-ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 775.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, CONTINUING SOUTH 87°39'07" WEST WITH THE NORTH RIGHT-OF-WAY LINE OF THE REMAINING NORTH 30 FEET OF SAID 60-FOOT WIDE RIGHT-OF-WAY, AND THE SOUTH LINE OF SAID CALLED 0.0475-ACRE TRACT, AT A DISTANCE OF 9.36 FEET PASSING THE SOUTHWEST CORNER OF SAID CALLED 0.0475-ACRE TRACT AND THE SOUTHEAST CORNER OF SAID CALLED 7.995-ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 775.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°35'40" WEST WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID COOK ROAD AND THE WEST LINE OF SAID CALLED 7.995-ACRE TRACT, A DISTANCE OF 202.09 FEET TO A 1/4 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF 5.93 ACRE TRACT AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 87°18'22" EAST WITH A LINE PARALLEL TO AND LOCATED 80 FEET SOUTH OF THE NORTH LINE OF SAID CALLED 7.995-ACRE TRACT, A DISTANCE OF 451.26 FEET TO A 1/4 INCH IRON ROD SET FOR AN "L" CORNER OF SAID 5.93 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°20'53" EAST, A DISTANCE OF 204.81 TO THE POINT OF BEGINNING AND CONTAINING 2.11 ACRES OR 91,718 SQUARE FEET OF LAND.

- NOTES:
- ALL BEARINGS AND STREET RIGHTS OF WAY ARE BASED ON RECORDED PLAT.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. 14-2216-J OF DECLARATION TITLE COMPANY.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
  - H.L.&P. EASEMENT PER VOLUME 5709, PAGE 434 (8982741), D.R.H.C.T.

#### FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE AE.

MAP # 48201L, PANEL 09S01L, DATED 06-18-02. This information is based on graphic plotting only. We do not assume responsibility for exact determination.


TO: FANG FANG CHENG AND JIANG HONG WAN,  
CHICAGO TITLE COMPANY

I, hereby certify that this survey was made on the ground and completed on this 9th day of October 2014 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP CTT14644362CT of CHICAGO TITLE COMPANY

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2013, Advance Surveying, Inc.

 PHONE: 281 530-2939 EMAIL: ADVANCE_SURVEYING@AISO.COM	PURCHASER: FANG FANG CHENG AND JIANG HONG WAN	SCALE: 1" = 30'
	ADDRESS: 7515 COOK ROAD, HOUSTON, TEXAS 77072	FIELD WORK: 10-07-14/ DRAFTING: 10-08-14/EG
	LENDER: -	FINAL CHECK: 10-09-14/AT
	TITLE CO.: CHICAGO TITLE COMPANY	REVISIONS:
	JOB NO.: 094692-14-01	
	G.F. NO.: CTT14644362CT	
	KEY MAP: 529J	

ADVANCE SURVEYING, INC.  
10518 KIPP WAY SUITE B-1 • HOUSTON, TEXAS 77099