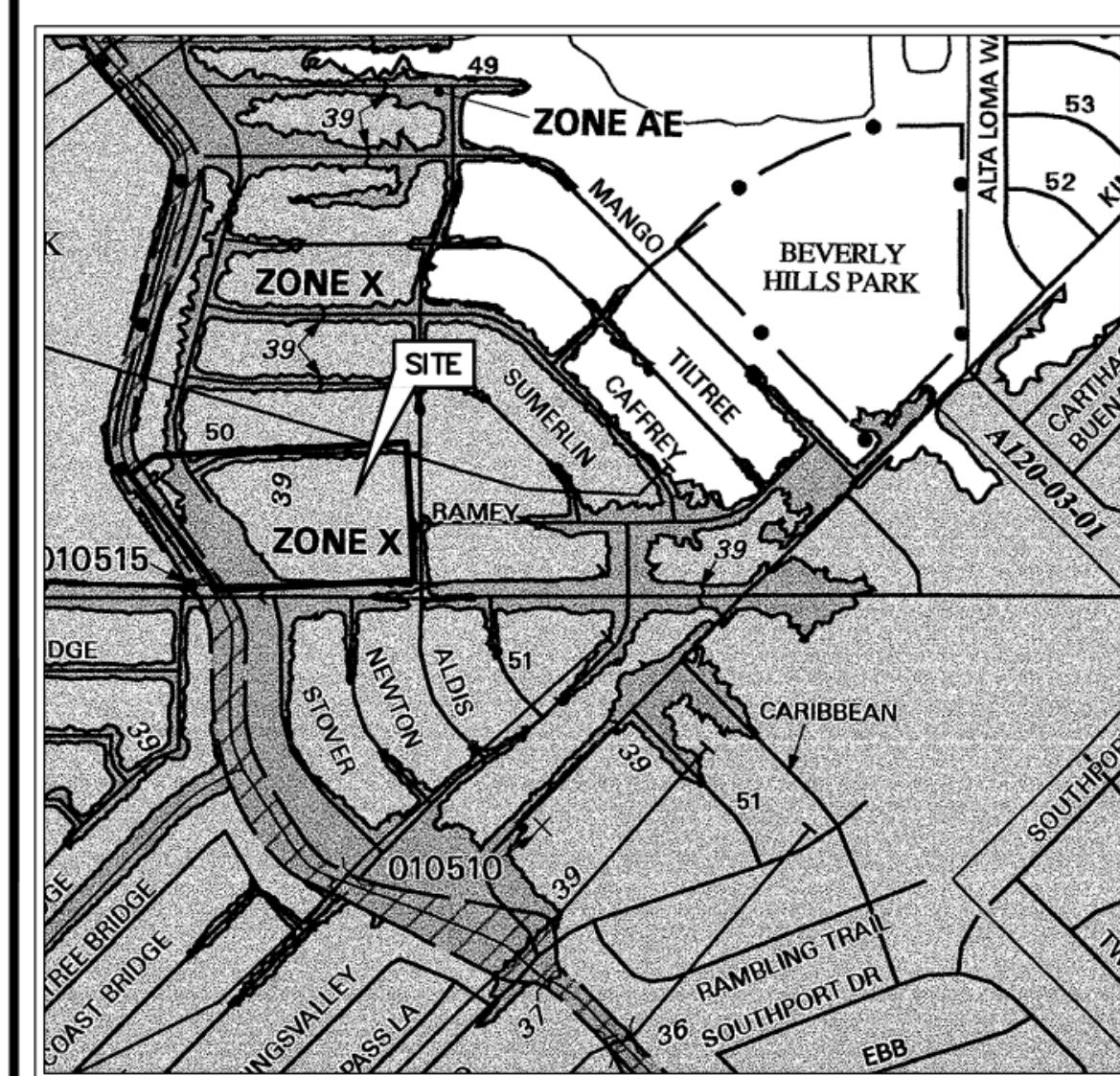


FLOOD INFORMATION



FIRM FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 1055L
FIRM FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 1055 OF 1150
SEE MAP INDEX FOR FIRM PANEL LAYOUT

DATE: JUNE 16, 2007
MAP NUMBER: 48201C1055L
FEDERAL EMERGENCY MANAGEMENT AGENCY

SCHEDULE 'B' NOTES

- 10(g). ANY COVENANTS, CONDITIONS OR RESTRICTIONS RECORDED IN VOLUME 47, PAGE 22 AND VOLUME 48, PAGE 67 OF THE MAP AND/OR PLAT RECORDS, VOLUME 2710, PAGE 559 AND VOLUME 2886, PAGE 701, DEED RECORDS OF HARRIS COUNTY, TEXAS, (AFFECTS TRACT 1 AND 2)
- 10(h). A 25 FOOT BUILDING SETBACK LINE ALONG THE NORTHEASTERN PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (SHOWN HEREON, AFFECTS TRACT 1)
- 10(i). A 20 FOOT BUILDING SETBACK LINE ALONG THE SOUTHERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (SHOWN HEREON, AFFECTS TRACT 2)
- 10(j). EASEMENT AS SHOWN ON THE RECORDED PLAT AND DEDICATION: PURPOSE: UTILITY LOCATION: 10 FEET ALONG THE SOUTHWESTERN PROPERTY LINE TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO AND ADJOINING THE DESCRIBED EASEMENT. (SHOWN HEREON, AFFECTS TRACT 1)
- 10(k). A 15 FOOT BUILDING SETBACK LINE ALONG THE EASTERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (SHOWN HEREON, AFFECTS TRACT 2)
- 10(l). A 20 FOOT BUILDING SETBACK LINE ALONG THE SOUTHERLY PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (SHOWN HEREON, AFFECTS TRACT 2)
- 10(m). EASEMENT AS SHOWN ON THE RECORDED PLAT AND DEDICATION: PURPOSE: UTILITY LOCATION: 15 FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY. (NONE OBSERVED AT TIME OF SURVEY)
- 10(n). EASEMENT: RIGHT OF WAY, RECORDED: JANUARY 21, 1954 IN VOLUME 2710, PAGE 559, OF THE DEED RECORDS, HARRIS COUNTY, TEXAS (AFFECTS TRACT 1 AND 2)

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 20408 OF FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE OF JULY 24, 2020, 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: 0.999874871.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1055L, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADED ZONE "X" AND ZONE "AE". 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 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.
10. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
11. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT ENERGY AND CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
12. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
13. SURVEYOR HAS CONTACTED DITCHES FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DITCHES OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: SAGE INTERESTS, INC OR ASSIGNEE
FIRST AMERICAN TITLE 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 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

LUCAS D. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6544

09/21/2020

REVISIONS		
DATE	REASON	BY

BENCHMARK PUBLISHED ELEVATION - 39.40
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010515 BEING A BRASS DISC LOCATED FROM 1-45 AT FUQUA, TRAVEL SOUTH WEST APPROXIMATELY 1.8 MILES TO BRIDGE MONUMENT 15 AT NORTHWEST CORNER OF BRIDGE ON SIDEWALK, APPROXIMATELY 2.5 FEET SOUTH OF THE NORTH EDGE OF BRIDGE AND 0.8 FEET EAST OF THE WESTERN MOST ARMOUR JOINT. ELEV. 39.40, NAVD83, 2001 ADJ.

TEMPORARY BENCHMARK "A" ELEVATION - 40.58
TBM "A" BEING "USA" ON A FIRE HYDRANT LOCATED AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF FUQUA STREET AND EAST R.O.W. LINE OF STOVER STREET.

TEMPORARY BENCHMARK "B" ELEVATION - 39.08
TBM "B" BEING A CUT BOX ON AN INLET ON THE R.O.W. LINE OF ALDIS STREET NORTH R.O.W. LINE OF THE NORTH R.O.W. LINE OF FUQUA STREET AND THE WEST R.O.W. LINE OF ALDIS STREET.

WINDROSE LAND SURVEYING | PLATTING
11111 RICHMOND AVE. STE 160 | HOUSTON, TX 77062 | 713.488.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY, TOPOGRAPHIC SURVEY AND UTILITY SURVEY OF
TRACT 1: 0.8412 AC. / 36,644 SQ. FT.
TRACT 2: 5.939 AC. / 258,705 SQ. FT.
BLOCK 16 & 17, RE-PLAT OF SECTION 1 EASTRIDGE TERRACE
RECORDED UNDER VOL. 48, PG. 67, H.C.M.R.
SITUATED IN THE
H.T. & B.R.R. CO. SURVEY, A-1382
HARRIS COUNTY, TEXAS

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FIELD BY: JL CHECKED BY: DS JOB NO. 56093
DRAWN BY: SS DATE: 09/17/2020 SHEET NO. 1 OF 1