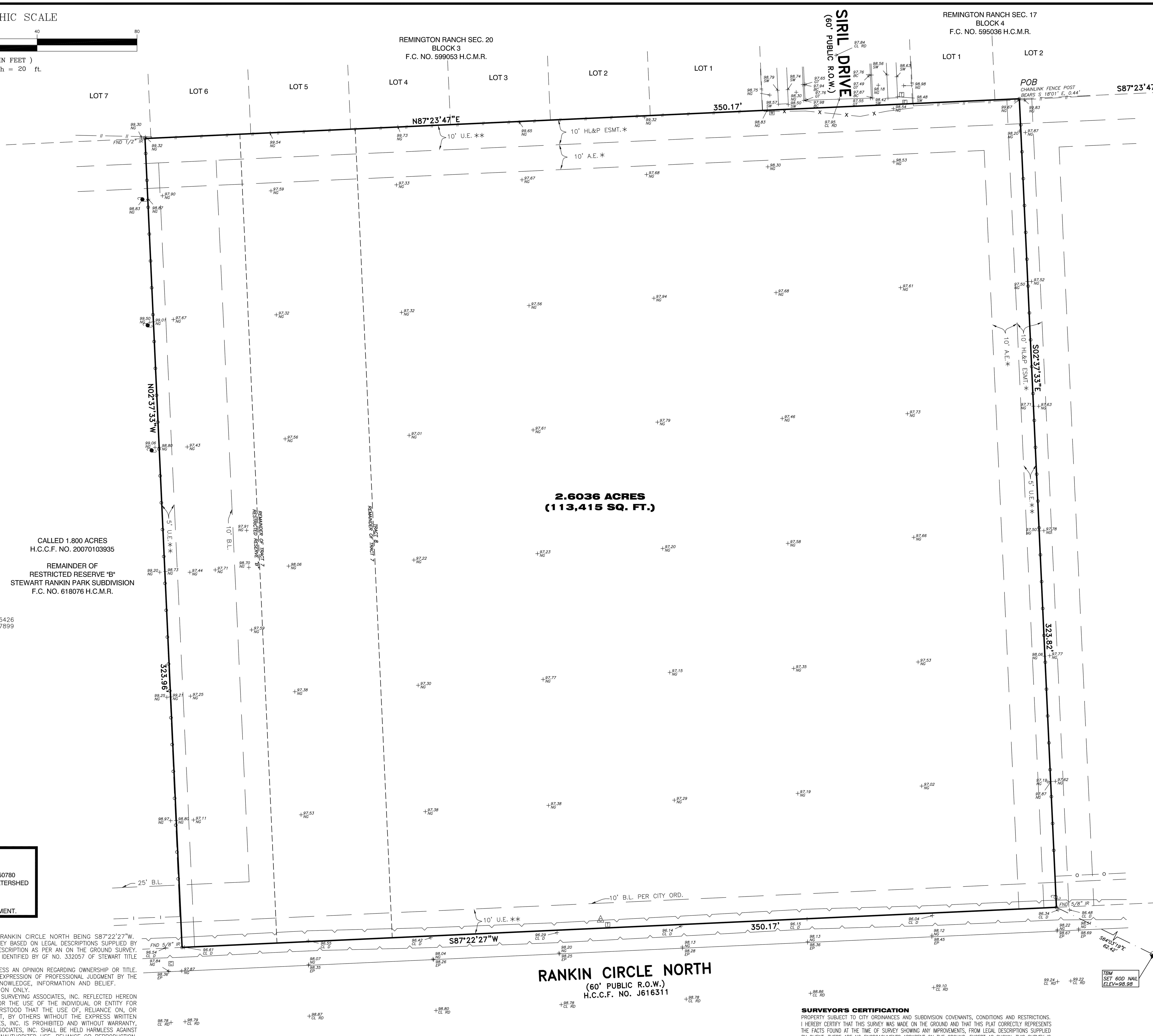

LEGEND

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
—E— OVERHEAD ELECTRIC LINES
—/— WOOD FENCE
—/— WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
* – H.C.C.F. NO. H945421, H945422, H945426
** – H.C.C.F. NO. H003941, H116252, H317899

BENCHMARK

RM NO. 150780
ALUMINUM ROD IN SLEEVE STAMPED 150780
IN KEYMAP 373K IN THE GREENS BAYOU WATERSHED
NEAR STREAM P156-00-00.
ELEV. = 85.20 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

NOTES

1. BEARING BASIS IS THE NORTH R.O.W. OF RANKIN CIRCLE NORTH BEING S87°22'27"W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 332057 OF STEWART TITLE GUARANTY COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, 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, RELIANCE OR REPRODUCTION.
COPYRIGHT 2020. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48201C 0460M, DATE 10-16-13, BY GRAPHING PLOTTING ONLY, WE 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 PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:

GF 332057 of STEWART TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

2.6036 ACRES OF LAND, BEING ALL OF TRACT 8 AND THE EASTERLY 84.17 FEET OF TRACT 7 OF RANKIN PARK, AN UNRECORDED SUBDIVISION OUT OF THE S. L. NOBLE SURVEY, ABSTRACT NO 608 IN HARRIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS A RESIDUE TRACT OF RESTRICTED RESERVE "B" OF STEWART RANKIN PARK, SECTION 3, THE MAP OR PLAT OF SAME BEING RECORDED UNDER FILM CODE NO. 618076 OF THE MAP RECORDS OF HARRIS COUNTY AND CONTAINING 0.2826 ACRE OF LAND AND A 2.3211 ACRE RESIDUE OF THAT CERTAIN 2.601 ACRE TRACT OF LAND CONVEYED TO THOMAS W. STEWART AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. T138750 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, SAID 2.6036 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF RANKIN CIRCLE NORTH BEING SOUTH 87 DEGREES 22 MINUTES 27 SECONDS WEST);

COMMENCING AT A 5/8 INCH STEEL ROD FOUND IN THE NORTH LINE OF RANKIN ROAD, BASED ON A 80.00 FOOT RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SAID RANKIN PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 581046 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THE SAID 96.17217 ACRE TRACT, SAID POINT BEING THE COMMON SOUTHWEST CORNER OF THAT CERTAIN 29.9351 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN CORRECTION DEED TO SWEETWATER, LTD. ET AL, RECORDED UNDER COUNTY CLERK'S FILE NO. R669777 OF THE SAID REAL PROPERTY RECORDS;

THENCE NORTH 02°56'59" WEST, 1202.96 FEET WITH THE EAST LINE OF SAID RANKIN PARK SUBDIVISION AND THE SAID 96.17217 ACRE TRACT AND THE COMMON WEST LINE OF THE SAID 29.9351 ACRE TRACT TO A 1 INCH STEEL ROD FOUND MARKING THE NORTHEAST CORNER OF SAID RANKIN PARK SUBDIVISION AND THE SAID 96.17217 ACRE TRACT, SAID POINT BEING THE COMMON NORTHWEST CORNER OF THE SAID 29.9351 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF RESERVE "B" OF REMINGTON RANCH DETENTION POND DRAINAGE CHANNEL, THE MAP OR PLAT OF SAME BEING RECORDED UNDER FILM CODE NO. 585145 OF THE MAP RECORDS OF HARRIS COUNTY;

THENCE SOUTH 87°23'47" WEST WITH THE NORTH LINE OF SAID RANKIN PARK SUBDIVISION AND THE SAID 96.17217 ACRE TRACT AND WITH THE COMMON SOUTH LINE OF SAID RESERVE "B", AT 1365.58 FEET, MORE OR LESS, PASSING THE SOUTHWEST CORNER OF SAID RESERVE "B", AND THE SOUTHEAST CORNER OF REMINGTON RANCH, SECTION 16, THE MAP OR PLAT OF SAME BEING RECORDED UNDER FILM CODE NO. 591026 OF THE SAID MAP RECORDS, AND THE SOUTHEAST CORNER OF THAT CERTAIN 73.2603 ACRE TRACT OF LAND CONVEYED TO K.B. HOMES LONE STAR LP AND DESCRIBED AS TRACT 2 IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. W845643 OF THE SAID REAL PROPERTY RECORDS, AND CONTINUING WITH THE SOUTH LINE OF THE SAID 73.2603 ACRE TRACT AND THE SOUTH LINE OF SAID REMINGTON RANCH, SECTION 16, AT 1756.78 FEET, MORE OR LESS, PASSING THE SOUTHWEST CORNER OF SAID SECTION 16 AND THE SOUTHEAST CORNER OF REMINGTON RANCH, SECTION 17, THE MAP OR PLAT OF SAME BEING RECORDED UNDER FILM CODE NO. 595036 OF THE SAID MAP RECORDS, AND CONTINUING WITH THE SOUTH LINE OF SAID REMINGTON RANCH, SECTION 17 IN ALL, A TOTAL DISTANCE OF 2279.38 FEET TO A POINT MARKING THE NORTHEAST CORNER AND POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 1.9771 ACRE TRACT OF LAND CONVEYED TO JOHN G. THOMAS AND JAMES H. THOMAS AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20060291796 OF THE SAID REAL PROPERTY RECORDS, SAID POINT ALSO BEING THE COMMON NORTH CORNER OF SAID TRACT 8 AND TRACT 9 OF SAID RANKIN PARK (UNRECORDED) FROM SAID POINT A CHAINLINK FENCE CORNER POST FOUND BEARS SOUTH 18 DEGREES 01 MINUTES EAST, 0.44 FEET;

THENCE SOUTH 02°37'33" EAST, 323.82 FEET WITH THE COMMON LINE BETWEEN SAID LOTS 8 AND 9 TO A 5/8 INCH STEEL ROD FOUND IN THE NORTH LINE OF RANKIN CIRCLE NORTH, BASED ON A 60.00 FOOT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. J616311 OF THE SAID REAL PROPERTY RECORD, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT 8 AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 9;

THENCE SOUTH 87°22'27" WEST, WITH THE NORTH LINE OF SAID RANKIN CIRCLE NORTH, AT 266.00 FEET PASSING THE COMMON SOUTH CORNER OF SAID TRACTS 7 AND 8, AT 312.17 PASSING THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "B" OF STEWART RANKIN PARK, SEC. 3, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 350.17 FEET TO A 5/8 INCH STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN 1.800 ACRE TRACT CONVEYED TO TROY WORTHINGTON AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 20070103935 OF THE SAID REAL PROPERTY RECORD;

THENCE NORTH 02°37'33" WEST, 323.96 FEET WITH THE EAST LINE OF THE SAID 1.800 ACRE TRACT TO A 1/2 INCH STEEL ROD FOUND IN THE NORTH LINE OF SAID TRACT 7 AND SAID RESTRICTED RESERVE "B" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SAID 1.800 ACRE TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF THE AFORESAID 73.2603 ACRE TRACT;

THENCE NORTH 87°23'47" EAST, WITH THE SOUTH LINE OF THE SAID 73.2603 ACRE TRACT AND WITH THE NORTH LINE OF SAID TRACT 7 AND SAID RESTRICTED RESERVE "B", AT 84.17 FEET PASSING THE COMMON NORTH CORNER OF SAID TRACTS 7 AND 8, AND CONTINUING WITH THE NORTH LINE OF SAID TRACT 8, AT 237.43 FEET PASSING THE SOUTHWEST CORNER OF SAID REMINGTON RANCH, SECTION 17, AND CONTINUING WITH THE SOUTH LINE OF SAID TRACT 8 IN ALL, A TOTAL DISTANCE OF 350.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.6036 ACRES OR 113,415 SQUARE FEET OF LAND, MORE OR LESS.

BOUNDARY & TOPOGRAPHIC SURVEY OF

2.6036 ACRES OF LAND, BEING ALL OF TRACT 8 AND THE EASTERLY 84.17 FEET OF TRACT 7 OF RANKIN PARK, AN UNRECORDED SUBDIVISION OUT OF THE S.L. NOBLE SURVEY, ABSTRACT NO 608 IN HARRIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS A RESIDUE TRACT OF RESTRICTED RESERVE "B" OF STEWART RANKIN PARK, SECTION 3, THE MAP OR PLAT OF SAME BEING RECORDED UNDER FILM CODE NO. 618076 OF THE MAP RECORDS OF HARRIS COUNTY AND CONTAINING 0.2826 ACRE OF LAND AND A 2.3211 ACRE RESIDUE OF THAT CERTAIN 2.601 ACRE TRACT OF LAND CONVEYED TO THOMAS W. STEWART AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK?S FILE NO. T138750 OF THE REAL PROPERTY RECORDS OF HARRIS COUNT

ADDRESS: 18702 RANKIN CIRCLE NORTH
HOUSTON, TEXAS 77073

JOB NO: 0219-20
DATE: 2-11-20

SCALE: 1" = 20'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400
Copyright 2020 South Texas Surveying Associates, Inc.
K:\COMRES 2020\0219-20.DWG (JM)

JOB NO: 0219-20