



LEGEND:

- | | | |
|-----------------|---|---|
| MH | - | MANHOLE |
| P.P. | - | POWER POLE |
| W.M. | - | WATER METER |
| W.V. | - | WATER VALVE |
| G.A. | - | GUY ANCHOR |
| F.H. | - | FIRE HYDRANT |
| G.I. | - | GRATE INLET |
| J.B. | - | JUNCTION BOX |
| C.O. | - | CLEAN OUT |
| T.S. | - | TRAFFIC SIGN |
| I.R. | - | IRON ROD |
| L.P. | - | IRON PIPE |
| C.F. | - | CLERK'S FILE |
| C.F. | - | FILM CODE |
| FND | - | FOUND |
| OHE | - | OVERHEAD ELECTRIC |
| B.F. | - | BACKFLOW PREVENTER |
| R.O.W. | - | RIGHT-OF-WAY |
| F.E.M.A. | - | FEDERAL EMERGENCY
MANAGEMENT AGENCY |
| H.C.D.R. | - | HARRIS COUNTY DEED RECORDS |
| H.C.M.R. | - | HARRIS COUNTY MAP RECORDS |
| H.C.D.R./R.P.R. | - | HARRIS COUNTY OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY |

- — MANHOLE
- — POWER POLE
- ⬢ — FIRE HYDRANT (FLUSH VALVE)
- ⊙ — WATER VALVE
- — WATER METER
- ⬢ — TRAFFIC SIGN
- ⊙ — GRATE INLET
- — TELEPHONE PEDESTAL
- — CLEANOUT
- — BOLLARD

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILED UNDER NO. FTH-18-FAH240059187-00; EFFECTIVE MAY 2, 2024, ISSUED MAY 9, 2024. THIS INDUSTRY AND SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDING/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF HUMBLE COMMERCE CENTER, AS RECORDED IN FILM CODE NO. 705127 OF THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED UNDER CLERK'S FILE NOS. H873428, H836447 AND RP-2023-377642, ALL OF THE H.C.O.P.R.P.P.
3. THIS TRACT OF LAND IS SUBJECT TO CITY OF HUMBLE ZONING.
4. THIS TRACT OF LAND IS SUBJECT TO THE RESTRICTIONS IN CITY OF HOUSTON ORDINANCE REGARDING THE "JETERO AIRPORT HAZARD AREA" RECORDED IN VOL. 4184, PG. 518 OF THE H.C.O.R. AND AS AMENDED BY ORDINANCE RECORDED UNDER VOL. 4897, PG. 67 & VOL. 5448, PG. 421 BOTH OF THE H.C.O.R. AND UNDER CLERK'S FILE NOS. 0409848 AND 20080598601, BOTH OF THE H.C.O.P.R.P. CITY ORDINANCES MAY HAVE BEEN AMENDED OR SUPERSEDED BY THE CITY OF HOUSTON AIRPORT HAZARD AREA REGULATIONS ORIGINALLY FOUND IN CHAPTER 9, ARTICLE VII OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON.
5. THIS TRACT OF LAND IS SUBJECT TO THE FOLLOWING ITEMS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, AS RECORDED UNDER CLERK'S FILE NOS. RP-2023-377642, H.C.O.P.R.P.P.:

- * EASEMENT FOR ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS
- * EASEMENT FOR LIMITED ACCESS DRIVE
- * EASEMENT FOR SHARED USE FACILITIES OVER THE NON-BUILDING AREA
- * SIGN EASEMENT
- * FUTURE PUBLIC UTILITY EASEMENTS
- * EASEMENT FOR EMERGENCY AND SERVICE VEHICLES

6. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE-FOOT RESERVE SHALL HERETOBE COME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TIE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
7. THIS TRACT OF LAND IS SUBJECT TO THE FOLLOWING BUILDING SET BACK LINES LISTED IN CLERK'S FILE NO. RP-2023-377642, H.C.O.P.R.R.P.:
 - * 25' BUILDING LINE FROM FACE OF CURB OF PUBLIC RIGHT-OF-WAY
 - * 5' BUILDING LINE FROM FACE OF CURB OF COMMON ROADWAY
 - * 5' BUILDING LINE FROM REAR AND SIDE PROPERTY LINES
8. SEE CONSENT TO VARIANCE RECORDED IN CLERK'S FILE NO. RP-2024-157685, H.C.O.P.R.R.P. AND AMENDED BY CLERK'S FILE NO. RP-2024-174504, H.C.O.P.R.R.P.
9. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C0485 M; SAID MAP REVISED: JUNE 9, 2014.
10. BEARINGS BASED ON SAID RECORDED PLAT OF HUMBLE COMMERCE CENTER.
11. ADDRESS: 17620 EAST FREEDWAY, HUMBLE TEXAS 77396.
12. RESERVE "C" CONTAINS 21295 ACRES (92,760 SQ. FT.) OF LAND.

7. RESTRICTIVE COVENANTS (F.C. NOS. 687229 & 705127, H.C.M.R. AND C.F. NOS. 783428, H834647, RP-2023-377642 AND RP-2024-157685, ALL OF H.C.O.P.R.R.P.) – AFFECTS PROPERTY, PLOTTABLE ITEMS PLOTTED HEREON.

2. THRU 10.b. – STANDARD EXCEPTIONS.

10.c. – 20' PERMANENT ACCESS EASEMENT ALONG SOUTH LINE (F.C. NO. 705127, H.C.M.R.) – AFFECTS PROPERTY, PLOTTED HEREON.

10.d. – WASTEWATER TREATMENT PLANT BUFFER ZONE RESTRICTIVE EASEMENT (C.F. NO. Y924543, H.C.O.P.R.R.P.) – AFFECTS PROPERTY, PLOTTED HEREON.

10.e. – NON-EXCLUSIVE EASEMENT (C.F. NOS. 783428 & H834647, BOTH OF THE H.C.O.P.R.R.P.) – AFFECTS PROPERTY, NO PLOTTABLE ITEMS.

10.f. – WATER LINE EASEMENT (C.F. NO. RP-2023-318976, H.C.O.P.R.R.P.) – AFFECTS PROPERTY, PLOTTED HEREON.

10.g. – EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC (C.F. NO. RP-2023-476857, H.C.O.P.R.R.P.) – AFFECTS PROPERTY, BLANKET EASEMENT.

10.h. – STANDARD EXCEPTION.

10.i. – ASSESSMENTS, CHARGES AND LIENS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (C.F. NO. RP-2023-377642, H.C.O.P.R.R.P.) – AFFECTS PROPERTY, NO PLOTTABLE ITEMS.

10.j. – TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (C.F. NO. RP-2023-377642, H.C.O.P.R.R.P.) – AFFECTS PROPERTY, PLOTTABLE ITEMS PLOTTED HEREON.

10.k. – THIS TRACT OF LAND LIES IN THE "JETERO AIRPORT HAZARD AREA"

10.l. – STANDARD EXCEPTION.

CERTIFIED TO: TANGERINE PROPERTY TRUST, URBAN EASTEX, LP,
and FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Daniel N. Pinnell 05-15-2024
DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349

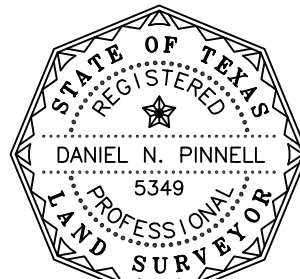
 **THE PINNELL GROUP**
PROFESSIONAL LAND SURVEYORS
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SPRING, TEXAS 77386
281-363-8700
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FIRM REGISTRATION NO. 10039600

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LAND TITLE SURVEY OF
2.1295 ACRES OF LAND, BEING ALL
RESERVE "C", BLOCK 1, HUMBLE
COMMERCE CENTER, ACCORDING TO T
MAP OR PLAT THEREOF AS RECORDED
FILM CODE NO. 705127 OF THE MA
RECORDS OF HARRIS COUNTY, TEXA

SCALE: 1" = 60'	DATE: 04-24-2024	F.B. NO.: LEIC
DRAWN BY: KRS	CHECKED BY: DNP	JOB NO.: 23-11



SURVEYOR'S SEAL