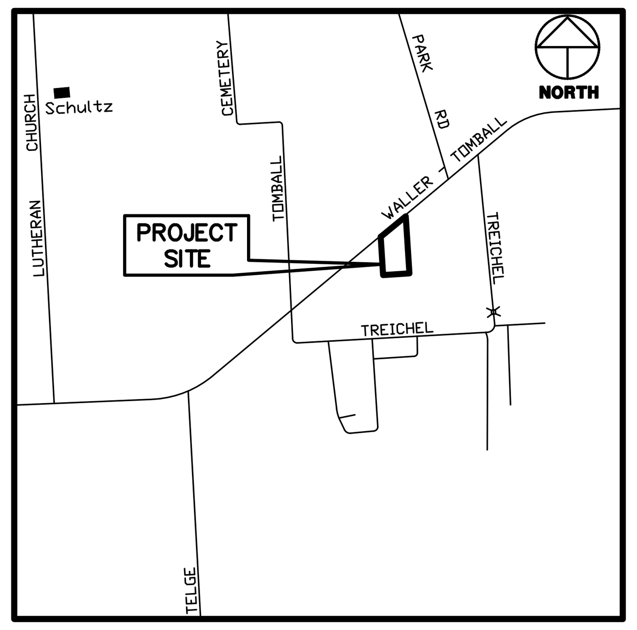
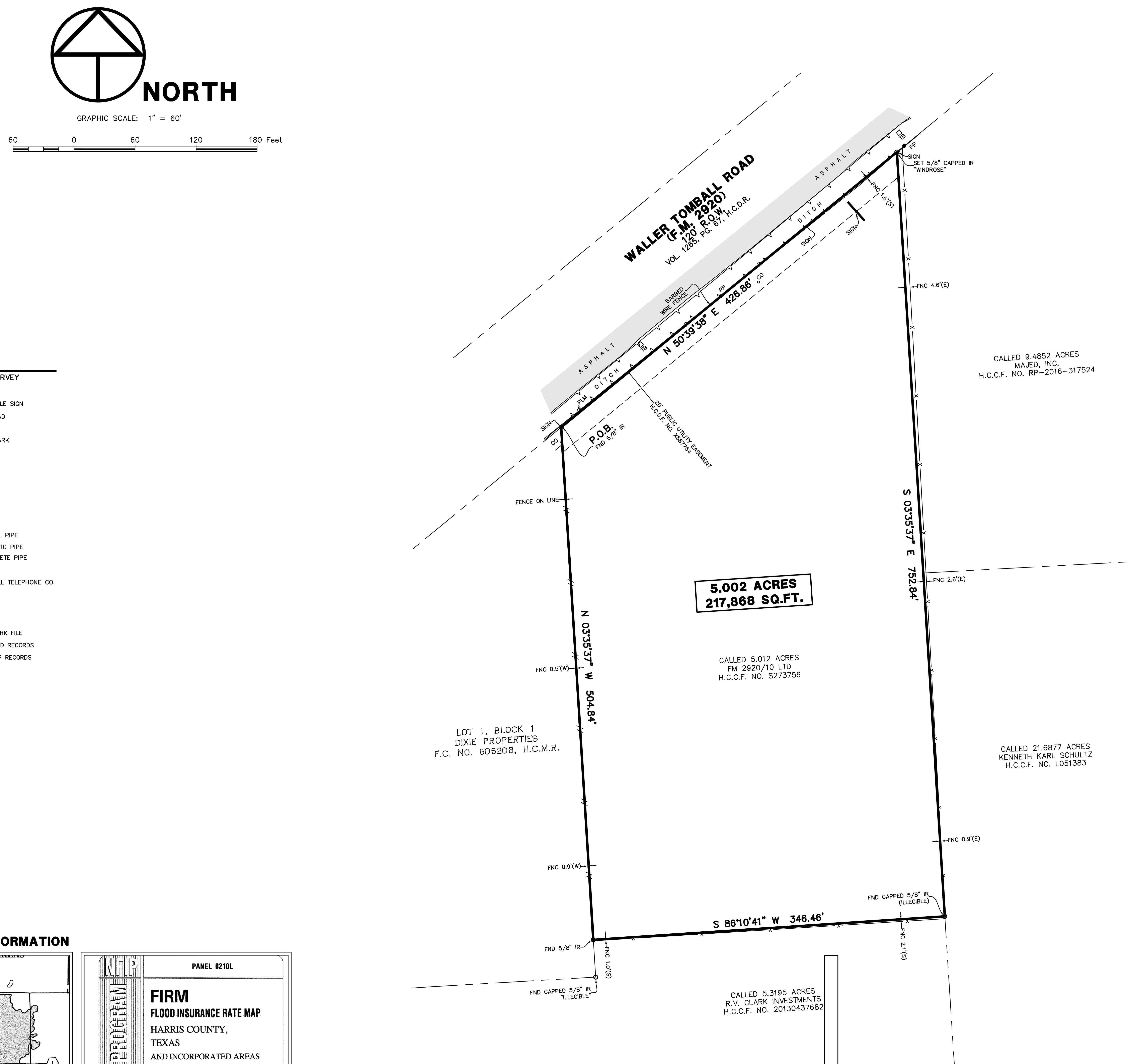


CITY OF TOMBALL, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'



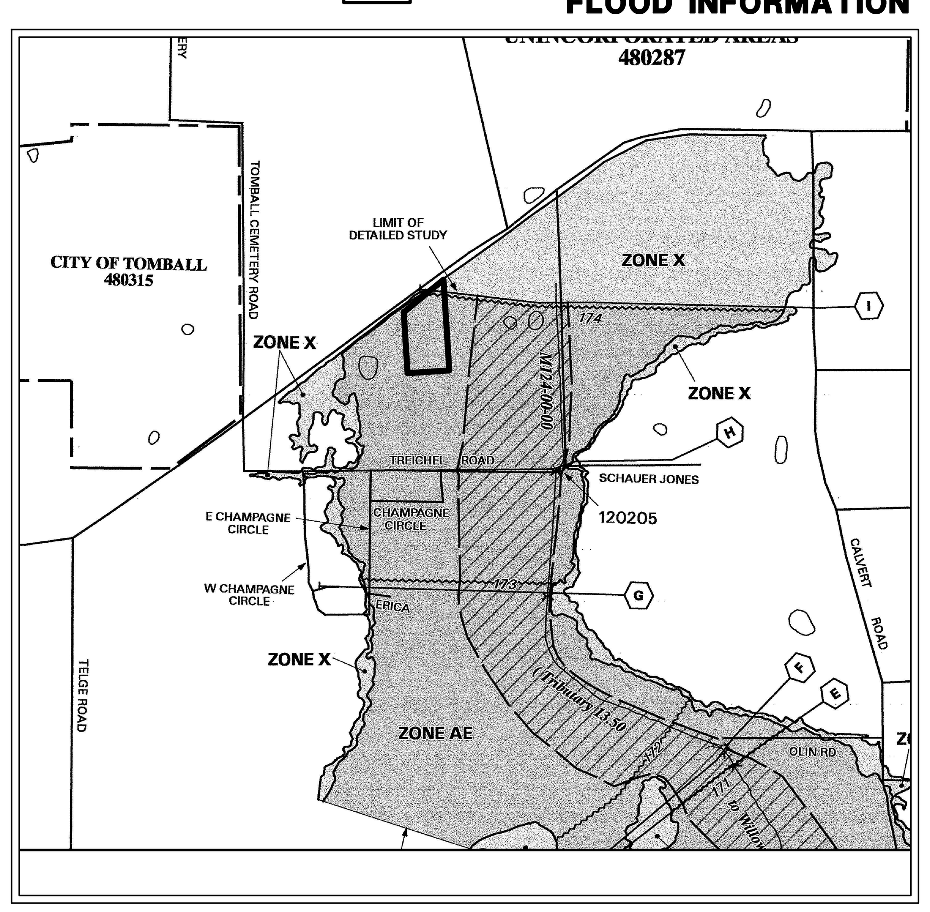
LEGEND

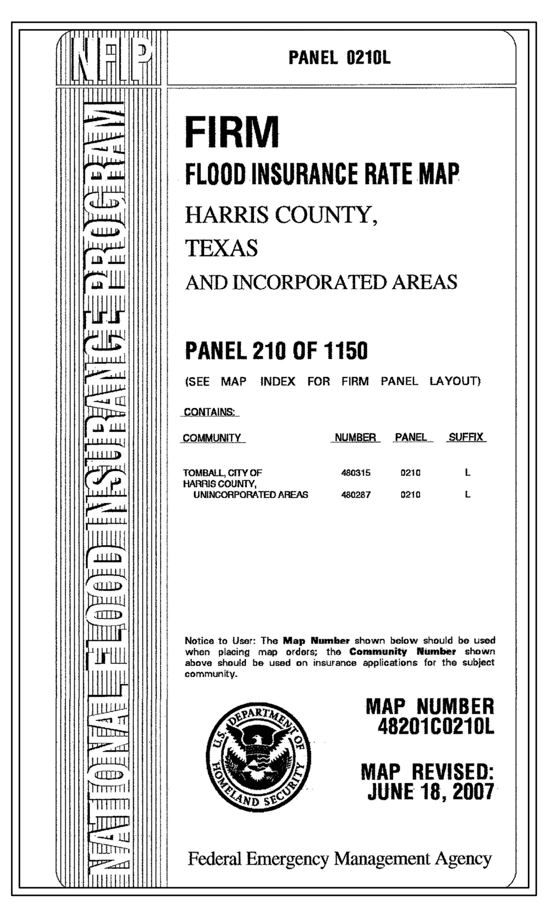
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

Symbol	Description	Symbol	Description
BO	BOLLARD	PLM	PIPELINE MARKER
	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	MW	MONITORING WELL
FH	FIRE HYDRANT	P	PIN FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TG	TOP OF GRATE
	GRATE INLET	FL	FLOW LINE
	GRATE INLET	HB	HIGHBANK
	MANHOLE	SAN	SANITARY SEWER
CO	CLEANOUT	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPP	CORRUGATED PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLP	TRAFFIC LIGHT POLE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/LT	POWER POLE W/LIGHT	H.C.C.F.	HARRIS COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	H.C.D.R.	HARRIS COUNTY DEED RECORDS
MP	METER POLE	H.C.M.R.	HARRIS COUNTY MAP RECORDS
SP	SERVICE POLE	IP	IRON PIPE
GA	GUY ANCHOR	IR	IRON ROD
P	OVERHEAD POWER LINE	NO.	NUMBER
x	BARBED WIRE FENCE	PG.	PAGE
	WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY
//	WOOD FENCE	SQ. FT.	SQUARE FEET
o	CHAINLINK FENCE	VOL.	VOLUME
GP	GATE POST	F.C.	FILM CODE
(P)	PER PLANS	B.L.	BUILDING LINE
APPROX.	APPROXIMATE	U.E.	UTILITY EASEMENT
	HIGHBANK		TREE/SHRUB
	SIGN	TB	TELEPHONE BOX

FLOOD INFORMATION

SITE





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0210L

FIRM

FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 210 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TOMBALL, CITY OF	480315	0210	L
HARRIS COUNTY, UNINCORPORATED AREAS	480287	0210	L

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 48201C0210L

MAP REVISED: JUNE 18, 2007

Federal Emergency Management Agency

SCHEDULE 'B' NOTES

10a. EASEMENT(S) GRANTED TO CITY OF TOMBALL, RECORDED MAY 5, 2004,RECORDED UNDER COUNTY CLERK'S FILE NO. X587754, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (SHOWN HEREON, AFFECTS SUBJECT TRACT)

10b. EASEMENT(S) GRANTED TO HOUSTON LIGHTING & POWER CO. RECORDED JULY 18, 1933, UNDER VOLUME 855, PAGE 486, OF THE DEED RECORDS, HARRIS COUNTY, TEXAS.

10c. EASEMENT(S) GRANTED TO HUMBLE OIL & REFINING COMPANY, DATED FEBRUARY 28, 1934, RECORDED UNDER VOLUME 942, PAGE 519, OF THE DEED RECORDS, HARRIS COUNTY, TEXAS. AFFECTED BY DOCUMENTS RECORDED IN VOLUME 1221, PAGE 22 AND UNDER COUNTY CLERK'S FILE NO. R358887, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (UNABLE TO LOCATE)

10d. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN ORDINANCE NO. 1003 PASSED BY THE CITY OF COUNCIL OF THE CITY OF TOMBALL, RECORDED SEPTEMBER 14, 1965, RECORDED UNDER VOLUME 6067, PAGE 474, OF THE DEED RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)

REVISIONS

DATE	REASON	BY

DESCRIPTION

A TRACT OR PARCEL CONTAINING 5.002 ACRES OR 217,868 SQUARE FEET OF LAND SITUATED IN THE C. GOODRICH SURVEY, ABSTRACT NO. 311, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.012 ACRE TRACT OF LAND DESCRIBED IN DEED TO FM 2920/10 LTD, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. S273756, WITH SAID 5.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF WALLER TOMBALL ROAD (F.M. 2920), (120' R.O.W.), RECORDED IN VOL. 1265, PG. 67, HARRIS COUNTY DEED RECORDS (H.C.D.R.), FOR THE COMMON NORTH CORNER OF SAID 5.012 ARE TRACT AND LOT 1, BLOCK 1, DIXIE PROPERTIES, MAP OR PLAT THEREOF RECORDED IN FILM CODE (F.C.) NO. 606208, HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 50 DEG. 39 MIN. 38 SEC. EAST, WITH THE SOUTHEAST R.O.W. LINE OF SAID WALLER TOMBALL ROAD, A DISTANCE OF 426.86 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE"SET FOR THE COMMON NORTH CORNER OF SAID 5.012 ACRE TRACT AND A CALLED 9.4852 ACRE TRACT OF LAND DESCRIBED IN DEED TO MAJED, INC. RECORDED IN H.C.C.F NO. RP-2016-317524, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 35 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF SAID 5.012 ACRE TRACT, SAID 9.4852 ACRE TRACT AND A CALLED 21.6877 ACRE TRACT OF LAND DESCRIBED IN DEED TO KENNETH KARL SCHULTZ, RECORDED IN H.C.C.F NO. L051383, A DISTANCE OF 752.84 FEET TO A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND FOR THE COMMON EAST CORNER OF SIAD 5.012 ACRE TRACT AND A CALLED 5.3195 ACRE TRACT OF LAND DESCRIBED IN DEED TO R.V. CLARK INVESTMENTS, RECORDED IN H.C.C.F NO. 20130437682, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 10 MIN. 41 SEC. WEST, ALONG THE COMMON LINE OF SAID 5.012 ACRE TRACT AND SAID 5.3195 ACRE TRACT, A DISTANCE OF 346.46 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF SAID 5.012 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 35 MIN. 37 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 5.012 ACRE TRACT, A DISTANCE OF 504.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.002 ACRES OR 217,868 SQUARE FEET OF LAND..

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 131003310 OF FIDELITY NATIONAL TITLE INSURANCE, EFFECTIVE DATE OF MAY 11, 2023, ISSUED DATE OF MAY 19, 2023, 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: 0.99995924.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0210L 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 AND WILL 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 SURVEYING AND LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. 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.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. 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.

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE
FM 2920/10 LTD

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 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

Lucas G. Davis (signature)

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

06-16-2023
DATE

STATE OF TEXAS — REGISTERED — LUCAS G. DAVIS — 6599 — PROFESSIONAL — LAND SURVEYOR

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF
4.993 AC./ 217,868 SQ. FT.
SITUATED IN THE
C. GOODRICH SURVEY
ABSTRACT NO. 311
HARRIS COUNTY, TEXAS

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FIELDED BY: JF	CHECKED BY: LGD	JOB NO. 58812-CAT-1A
DRAWN BY: AT	DATE: JUNE 2023	SHEET NO. 1 OF 1