

NATHANIEL LYNCH LEAGUE ABSTRACT NO. 44

NOTE 1: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9997599. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.

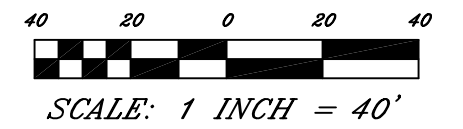
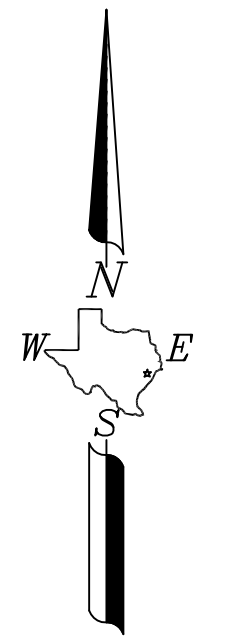
NOTE 2: ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0745M, DATED JANUARY 6, 2017, FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND IS IN AN AREA OF MINIMAL FLOOD HAZARD.

NOTE 3: BEING PART OF THE RESIDUE OF 9.69 ACRES CONVEYED BY VIRGINIA V. SMITHEY TO BLACK DOG DEVELOPMENT, L.L.C. BY DEED DATED FEBRUARY 19, 1999 AND RECORDED UNDER COUNTY CLERK'S FILE #T566839 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

NOTE 4: BEING PART OF THE RESIDUE OF 3.401 ACRES CONVEYED BY CHARLES FRANKLIN PAYNE AND WIFE, RUBY K. PAYNE, TO BLACK DOG DEVELOPMENT, L.L.C. BY DEED DATED NOVEMBER 2, 2001 AND RECORDED UNDER COUNTY CLERK'S FILE #V478014 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

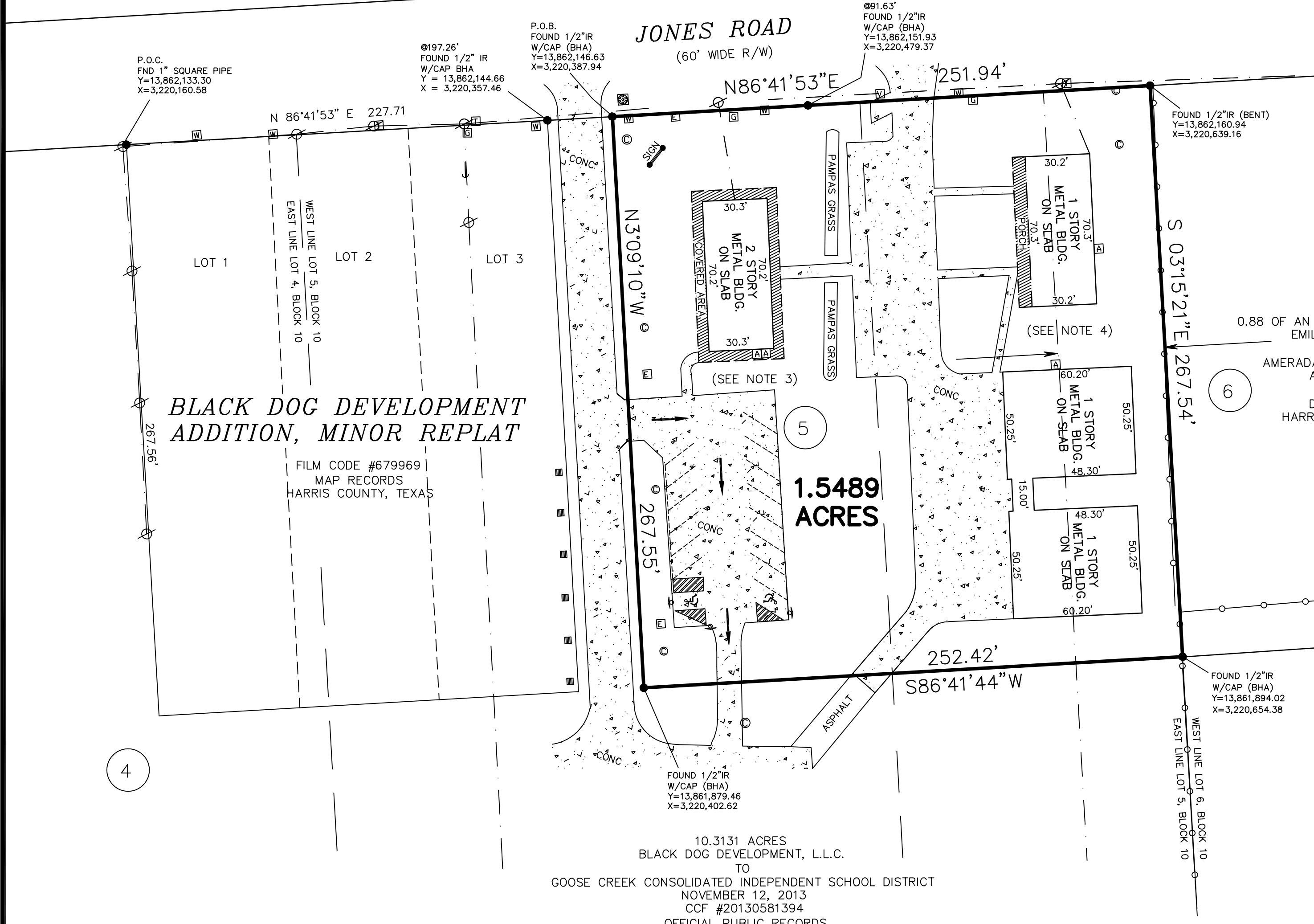
NOTE 5: THIS PROPERTY MAY BE SUBJECT TO THE PLATTING ORDINANCE OF THE CITY OF BAYTOWN AND/OR HARRIS COUNTY, TEXAS.

NOTE 6: THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND NO RESEARCH WAS PERFORMED BY SURVEYOR TO DETERMINE THE EXISTENCE (IF ANY) OF RECORDED EASEMENTS AFFECTING THE SUBJECT TRACT, EXCEPT AS SHOWN HEREON.



** LEGEND **

- VERIZON MARKER
- POWER POLE
- ELECTRIC BOX
- FIRE HYDRANT
- GUY WIRE
- GAS METER
- WATER METER
- AC UNIT
- CLEAN OUT
- TELEPHONE BOX
- OVERHEAD POWER LINE
- GRATE INLET
- MANHOLE
- CHAIN LINK FENCE
- TYPICAL LOT NUMBER
- TYPICAL PARKING SPACE
- HANDICAP PARKING SPACE
- HANDICAP PARKING SIGN



0.88 OF AN ACRE ACCESS EASEMENT
EMIL VAJDAK, ET UX
TO
AMERADA HESS CORPORATION
APRIL 30, 1981
H059065
DEED RECORDS
HARRIS COUNTY, TEXAS

TRACT I - WEST 1/2 LOT 6
CHARLES HENRY PIGOTT, ET UX
TO
O & J SMART INVESTMENTS, LLC
AUGUST 13, 2007
CCF #20070550974
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

I, GLEN FREELAND, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5758, DO HEREBY CERTIFY THAT THIS PLAT DELINEATES THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN JUNE OF 2018 AND THAT THERE WAS NO OBSERVABLE EVIDENCE OF ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, DISCREPANCIES OR BOUNDARY-LINE CONFLICTS AT THAT TIME, EXCEPT AND UNLESS AS SHOWN HEREON. SUBJECT TRACT HAS ACCESS TO AND FROM A PUBLIC ROADWAY AS SHOWN HEREON.

WITNESS MY HAND AND SEAL IN BAYTOWN, THIS THE 18TH DAY OF JUNE, A. D., 2018.

GLEN FREELAND
R. P. L. S. NO. 5758
ENGINEERING FIRM #F-267
SURVEYING FIRM #100293-00

~ PLAT ~

BEING 1.5489 ACRES OF LAND SITUATED IN THE NATHANIEL LYNCH SURVEY, ABSTRACT 44, HARRIS COUNTY, TEXAS, AND BEING OUT OF LOTS 5 OF BLOCK 10 OF HIGHLAND FARMS SUBDIVISION AS RECORDED IN VOLUME 7 AT PAGES 60 AND 61 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID 1.5489 ACRES BEING PART OF THE RESIDUE OF THAT CERTAIN 9.69 ACRES CONVEYED BY VIRGINIA V. SMITHEY TO BLACK DOG DEVELOPMENT, L.L.C. BY DEED DATED FEBRUARY 19, 1999 AND RECORDED UNDER COUNTY CLERK'S FILE #T566839 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND PART OF THE RESIDUE OF THAT CERTAIN 3.401 ACRES CONVEYED BY CHARLES FRANKLIN PAYNE AND WIFE, RUBY K. PAYNE, TO BLACK DOG DEVELOPMENT, L.L.C. BY DEED DATED NOVEMBER 2, 2001 AND RECORDED UNDER COUNTY CLERK'S FILE #V478014 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

10.3131 ACRES
BLACK DOG DEVELOPMENT, L.L.C.
TO
GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
NOVEMBER 12, 2013
CCF #20130581394
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
HARRIS COUNTY, TEXAS

BLOCK 10
HIGHLAND FARMS SUBDIVISION

VOL. 7 PGS. 60 & 61
MAP RECORDS
HARRIS COUNTY, TEXAS

BHA-HUTCHISON & ASSOCIATES

1209 DECKER DRIVE ENGINEERS - SURVEYORS BAYTOWN, TEXAS 77520
281-422-8213

DRAWN AJH	DESIGN	1.5489 ACRES OF LAND SURVEYED FOR TEE BOWMAN SITUATED IN THE NATHANIEL LYNCH SURVEY, A-44 HARRIS COUNTY, TEXAS
CHKD. CF	SCALE 1"=40'	
DATE 06-13-18	F.B.	

NO.	REVISION	BY	CHKD.	APVD.	DATE	DRAWING NAME:	JOB NO.	REV.	SHEET
						6058.DWG	18-6058		1 OF 1