SURVEY OF

BEING ALL OF UNRESTRICTED RESERVE "A", BLOCK 1 OF OAK MANOR COMMERCIAL, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 662283 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

ADDRESS: 0 MILLS BRANCH ROAD
KINGWOOD, TEXAS 77345

REVISIONS:		
NO.	DATE	DESCRIPTION

JOB NO: 686-22
SCALE: 1" = 20'
DATE: 04-06-22
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg 1, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10046400

Copyright 2022 South Texas Surveying Associates, Inc. K:\COMRES 2022\686-22.DWG (BF/PD)

JOB NO: 686-22

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

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CC&R'S ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground on that job correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments opposed on the ground, except as shown. This survey is only certified for boundary and title transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 1700348Z2 of OLD REPUBLIC TITLE INSURANCE COMPANY

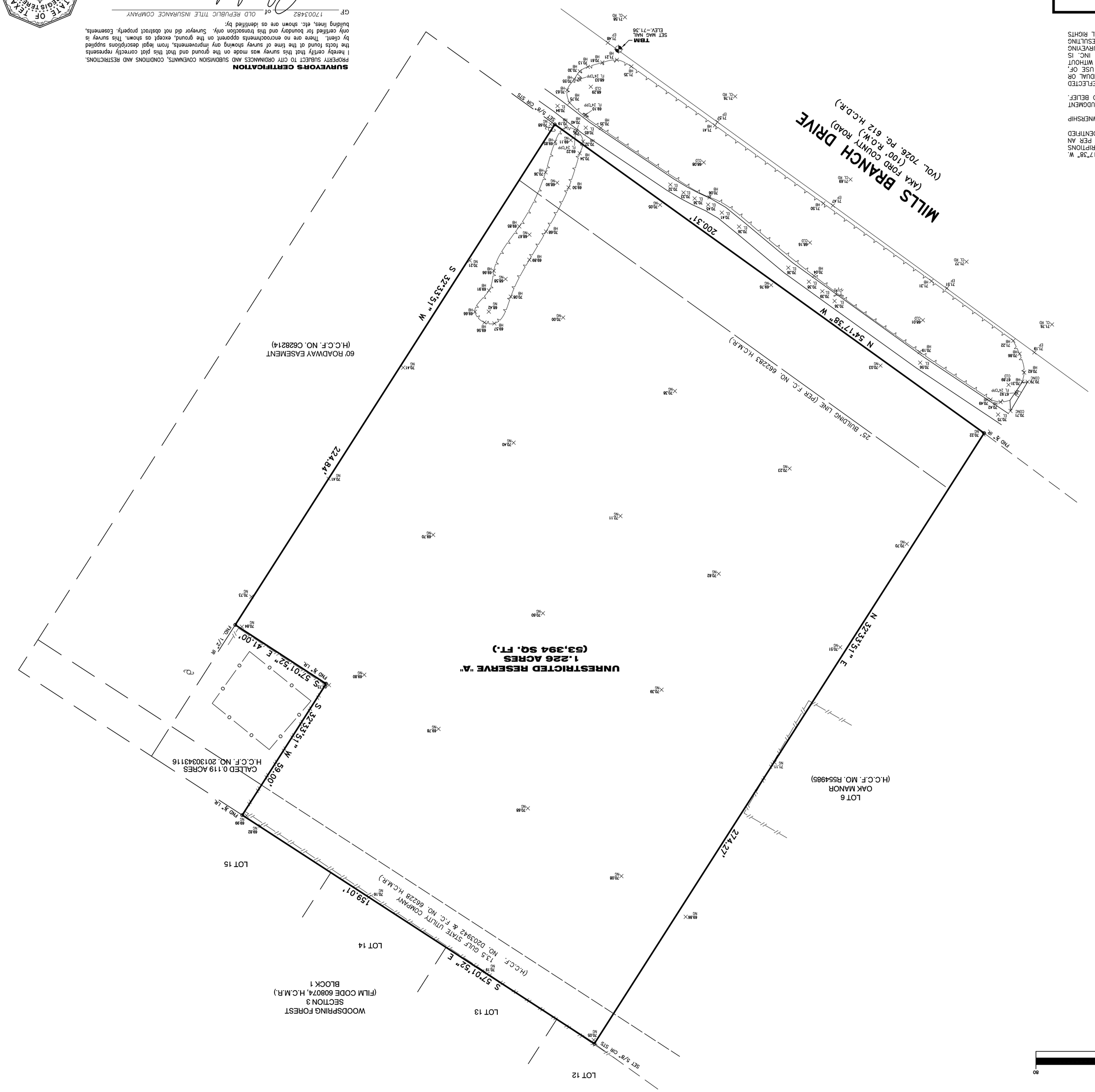
Fred W. Lawton, Registered Professional Land Surveyor No. 2321

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0210L DATE 06-18-2007 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 PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

NOTES:

1. BASIS OF BEARING IS THE NORTHEAST LINE OF MILLS BRANCH DRIVE BEING N 54°17'38" W, (VOL. 7026, PG. 612 H.C.D.R.)
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 IDENTIFIED BY OF NO. 1700348Z2 OF OLD REPUBLIC TITLE INSURANCE 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 2022. ALL RIGHTS RESERVED.



LEGEND:

AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
IP – IRON PIPE
HL&P – HOUSTON LIGHTING & POWER
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
BARBED WIRE FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS VALVE
GAS METER
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
TEMPORARY BENCHMARK

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NORTH

BENCHMARK

RM NO. 070330
A HCFCD BRASS DISK STAMPED RM 070330 FROM NORTH PARK AND MILLS BRANCH;TRAVEL SOUTHEAST ON MILLS BRANCH 1.35 MILES TO RIVER CHASE VILLAGE, THEN NORTHEAST ON RIVER CHASE VILLAGE 0.1 MILE TO RIVER CHASE TRAIL, THEN NORTHWEST ON RIVER CHASE TRAIL 0.5 MILE TO CHASE BROOK TRAIL, THEN NORTHWEST ON CHASE BROOK TRAIL 0.15 MILE TO THE INTERSECTION OF RIVER MANOR AND RIVER LILLY;MOUUMENT IS ON A INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION IN KEYMAP 297V IN THE SAN JACINTO WATERSHED NEAR STREAM G103-80-00.
ELEV. = 57.09 FEET
NAVD 88, 2001 ADJUSTMENT
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.