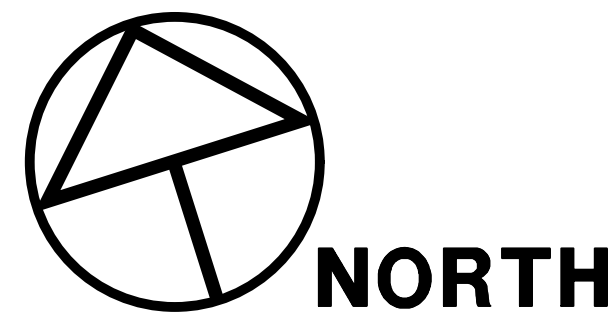
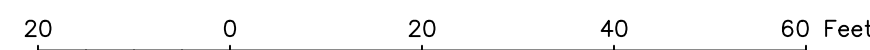


CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 20'



LEGEND

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

• BO	- BOLLARD	• PLM	- PIPELINE MARKER
• H	- 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
• CV	- IRRIGATION CONTROL VALVE	TC	- TOP OF GRATE
• GI	- GRATE INLET	FL	- FLOW LINE
• HI	- HIGHBANK	HB	- HIGHBANK
• M	- 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	ROP	- 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
GAC	- GUY ANCHOR	IR	- IRON ROD
—	- OVERHEAD POWER LINE	NO.	- NUMBER
—	- BARBED WIRE FENCE	PG.	- PAGE
—	- WROUGHT IRON FENCE	R.O.W.	- RIGHT-OF-WAY
—	- WOOD FENCE	SQ. FT.	- SQUARE FEET
—	- CHAINLINK FENCE	VOL.	- VOLUME
• GP	- GATE POST	F.C.	- FILM CODE
(P)	- PER PLANS	BL.	- BUILDING LINE
APPROX.	- APPROXIMATE	U.E.	- UTILITY EASEMENT
—	- HIGHBANK	○	- TREE/SHRUB
—	- SIGN		

SCHEDULE 'B' NOTES

104. BUILDING LINES AND EASEMENTS, AS REFLECTED ON THE RECORDED PLAT FILED IN VOLUME 462, PAGE 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT)

DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.3444 OF AN ACRE OR 15,001 SQUARE FEET OF LAND, SITUATED IN THE SAMUEL M. WILLIAMS LEAGUE, ABSTRACT NO. 87, HARRIS COUNTY, TEXAS, BEING ALL OF LOTS 3, 4, 6, AND 8 OF ENGEL ADDITION, BLOCK 21, MAP OR PLAT THEREOF AS RECORDED UNDER VOLUME (VOL.) 462, PAGE (PG) 18 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO A.J. ROD COMPANY, LTD. RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) FILE NOS. Y291156 AND 20070145198, WITH SAID 0.3444 OF AN 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 (NAD83):

BEGINNING AT AN "X" IN CONCRETE SET MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF NAVIGATION BOULEVARD (120 FEET WIDE) AS RECORDED UNDER VOL. 466, PG. 276, H.C.D.R.; VOL. 462, PG. 18, H.C.D.R.; VOL. 655, PG. 23, H.C.D.R.; VOL. 676, PG. 550, H.C.D.R.; VOL. 667, PG. 187, H.C.D.R.; VOL. 674, PG. 686, H.C.D.R.; VOL. 775, PG. 118 & 119, H.C.D.R.; AND VOL. 779, PG. 116, H.C.D.R. AND THE WEST R.O.W. LINE OF N. ADAMS STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 462, PG. 18, H.C.D.R.; AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 72 DEG. 25 MIN. 59 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID NAVIGATION BOULEVARD, A DISTANCE OF 97.91 FEET TO AN "X" IN CONCRETE SET MARKING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SNUS INVESTMENTS, LLC AS RECORDED UNDER H.C.C.F. NO. 20130230613, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 19 DEG. 37 MIN. 53 SEC. EAST, ALONG THE COMMON LINES OF LOTS 2, 3, 5, 6, 7 AND 8 OF SAID BLOCK 21, A DISTANCE OF 151.38 FEET TO THE COMMON CORNER OF LOTS 2, 8, 9, AND 10 OF SAID BLOCK 21, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 73 DEG. 11 MIN. 51 SEC. EAST, ALONG THE COMMON LINE OF SAID LOTS 8 AND 10, A DISTANCE OF 99.60 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID N. ADAMS STREET AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 20 DEG. 14 MIN. 34 SEC. WEST, ALONG THE WEST R.O.W. LINE OF SAID N. ADAMS STREET, A DISTANCE OF 152.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3444 ACRES OR 15,001 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 58826, PREPARED BY WINDROSE.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 231173-DS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 30, 2023, ISSUED DATE OF JUNE 15, 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: 0.999889056.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0690N REVISED/DATED JANUARY 5, 2023, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". 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. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING AND LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. 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.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. 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.

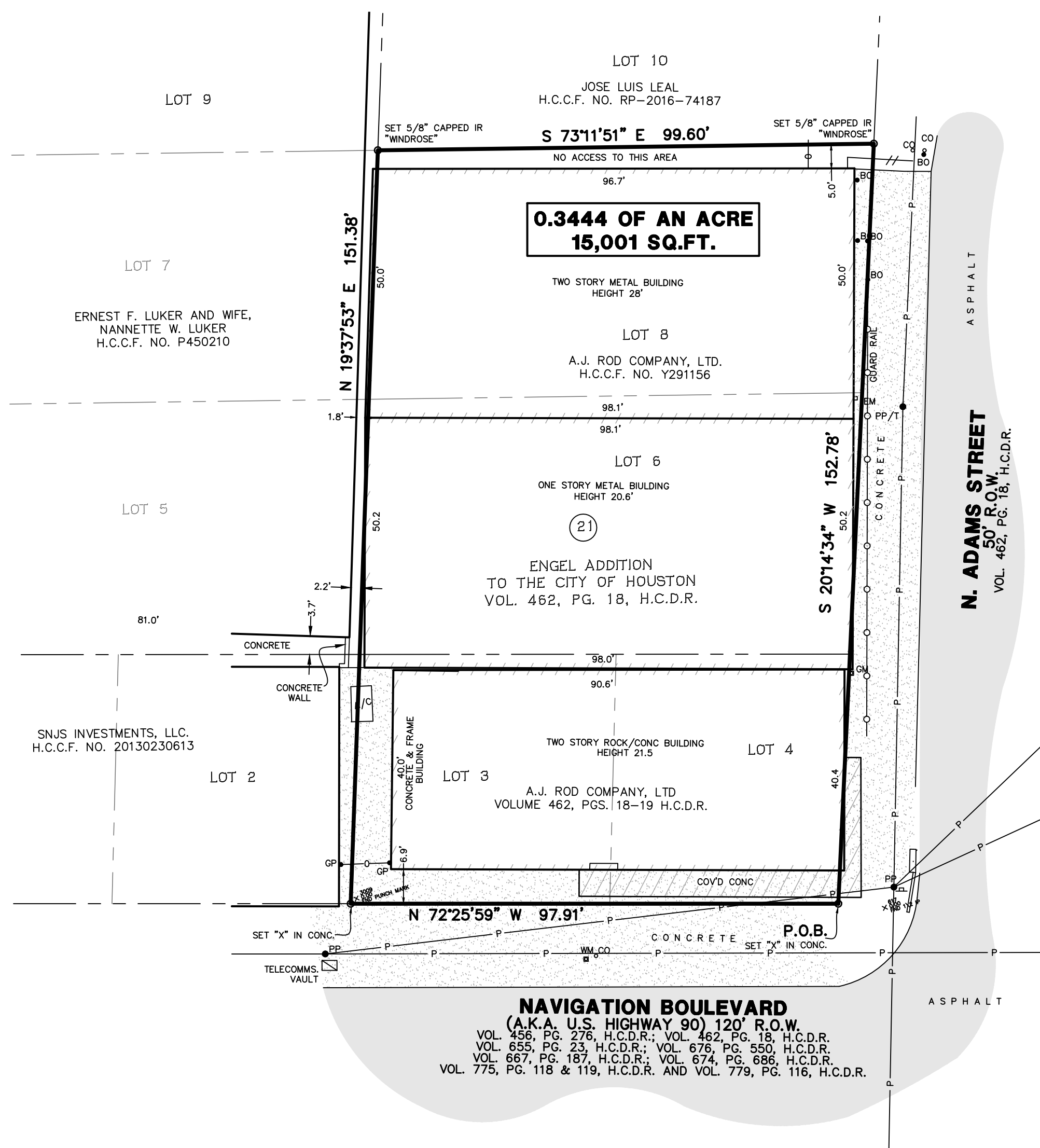
SURVEYOR'S CERTIFICATION

TO: SCARLET LLP AND/OR ITS ASSIGNEES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A.J. ROD COMPANY, LTD.

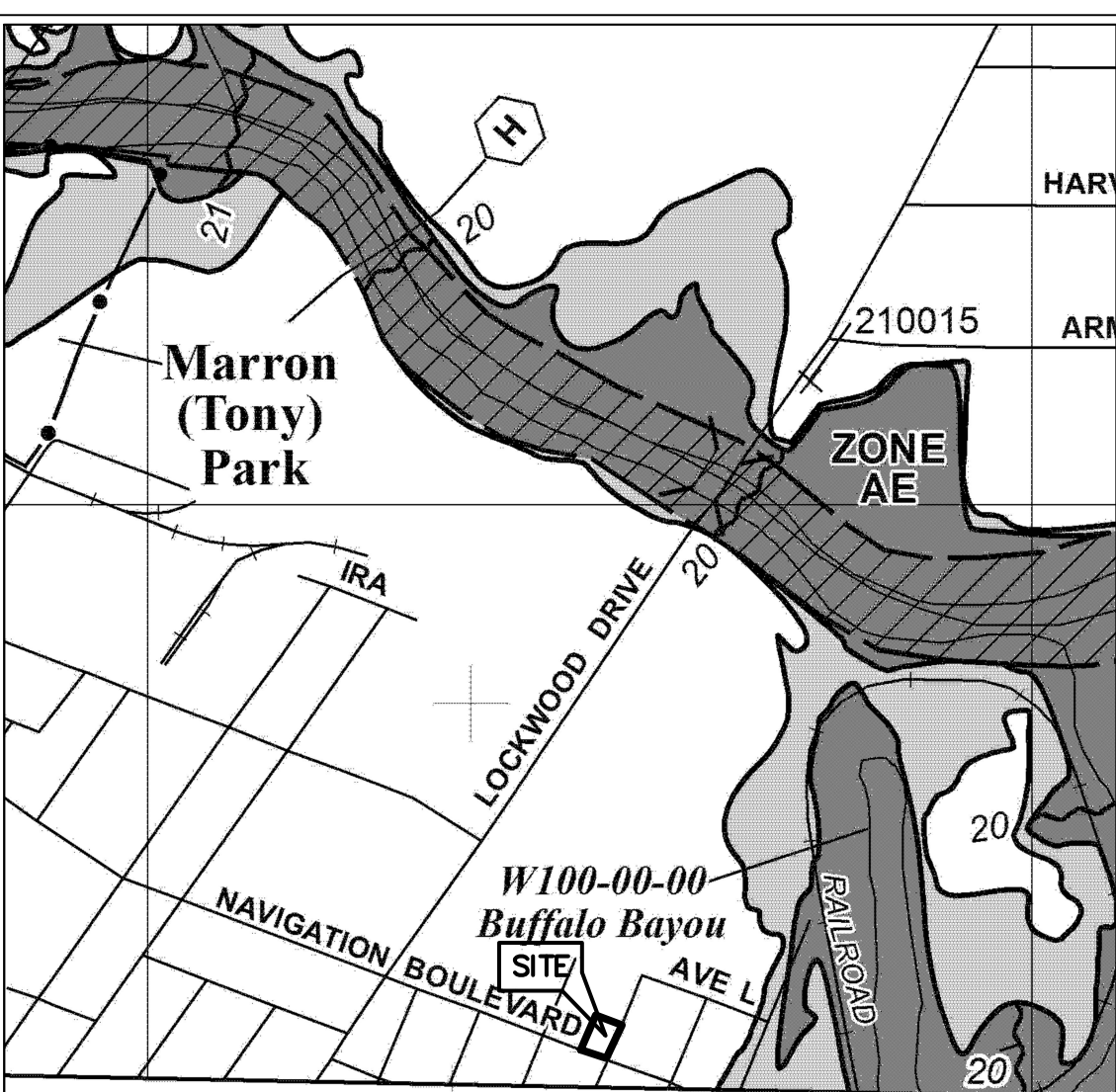
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE 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 2 SURVEY, TO THE BEST OF MY KNOWLEDGE.

Lucas G. Davis
Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

DATE: 06/29/2023



FLOOD INFORMATION



PANEL 0690N

FIRM
FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 690 OF 1150 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL BUFFET
HOUSTON CITY OF 48200 0690 14

MAP NUMBER: 48201C0690N
MAP REVISED: JANUARY 6, 2017
Federal Emergency Management Agency

REVISIONS		
DATE	REASON	BY
07-05-2023	REVISE BUILDING LABEL	CL

LAND TITLE SURVEY OF
0.3444 OF AN AC. / 15,001 SQ. FT.
ALL OF LOT 3.4.6 & 8, ENGEL ADDITION, BLOCK 21,
VOL. 462, PG. 18, H.C.D.R.
SITUATED IN THE
SAMUEL M. WILLIAMS LEAGUE, ABSTRACT NO. 87
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

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

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELD BY: DK CHECKED BY: CL JOB NO. 58826
DRAWN BY: CR/CC DATE: JUNE 2023 SHEET NO. 1 OF 1