

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



BENCHMARK PUBLISHED ELEVATION — 42.43

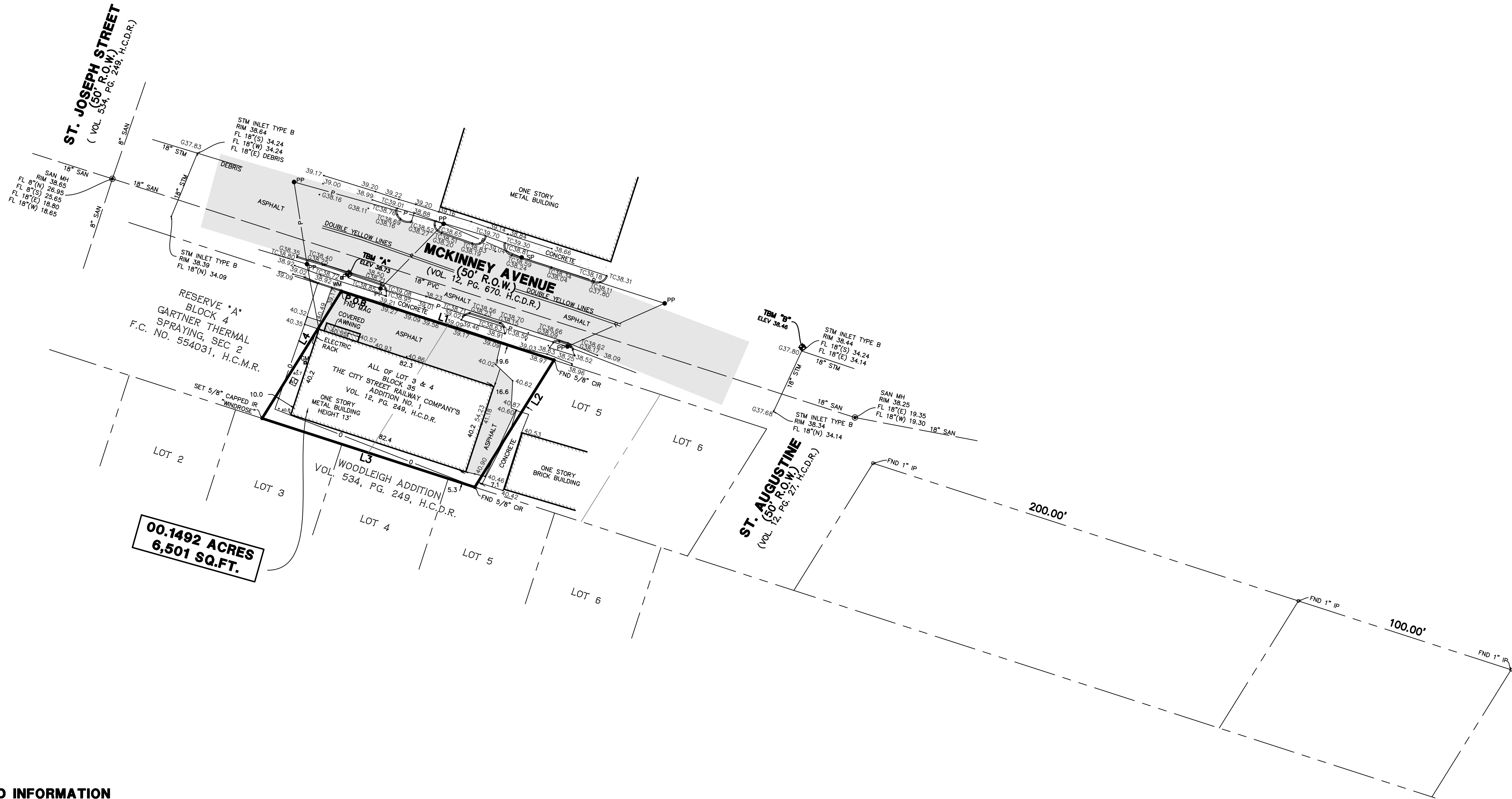
HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 210030 BEING A BRASS DISK STAMPED "210030" LOCATED FROM THE INTERSECTION OF CLINTON DRIVE AND JENSEN DRIVE, TURN RIGHT ONTO JENSEN DRIVE TRAVELING SOUTH APPROXIMATELY 0.2 MILE TO BRIDGE. W100-00-00

TEMPORARY BENCHMARK "A" ELEVATION — 38.73

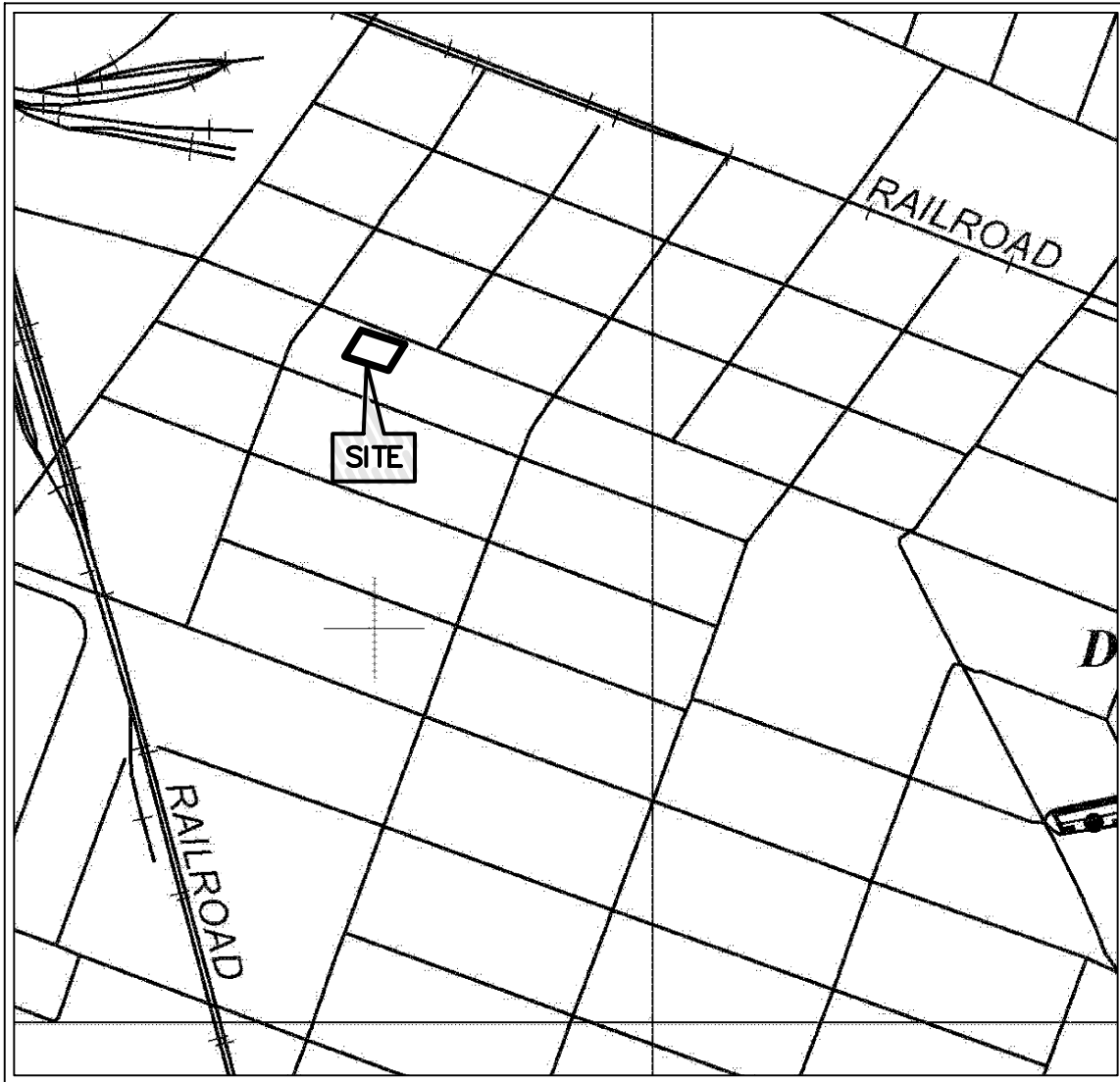
TBM "A" IS LOCATED ON MCKINNEY AVENUE APPROXIMATELY 8.5 FEET FROM THE NORTHWEST PLAT CORNER AND 3.5 FEET FROM A WATER METER.

TEMPORARY BENCHMARK "B" ELEVATION — 38.46

LOCATED AT THE CORNER OF MCKINNEY & ST AUGUSTINE APPROX 20' NORTH OF MCKINNEY & 40' NORTH OF ST AUGUSTINE AND APPROXIMATELY HALF A FOOT FROM AN INLET B.



**FLOOD INFORMATION**



**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0880M

**FIRM**  
FLOOD INSURANCE RATE MAP

HARRIS COUNTY, TEXAS  
AND INCORPORATED AREAS

PANEL 880 OF 1150  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY NUMBER PANEL BUFFER  
HOUSTON, CITY OF 480206 0880 M

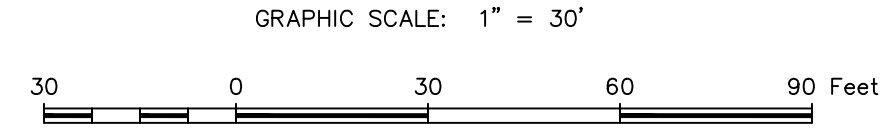
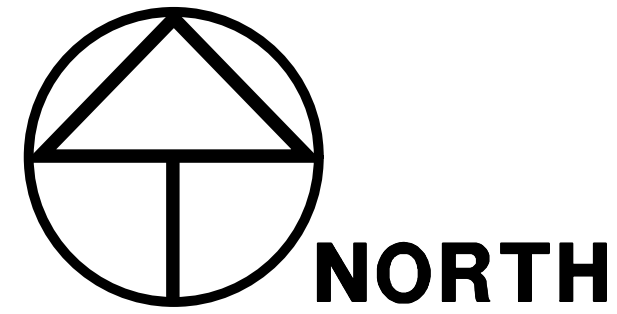
Notes to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on invoice applications for the subject community.

MAP NUMBER  
48201C0880M

MAP REVISED  
JANUARY 6, 2017

Federal Emergency Management Agency

LEGEND			
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
• BO — BOLLARD	• PP — POWER POLE	• UCS — UNDERGROUND CABLE SIGN	FND — FOUND
• CH — HANDICAP	• PP/T — POWER POLE W/TRANSFORMER	• CTL — CATHODIC TEST LEAD	H.C.C.F. — HARRIS COUNTY CLERK FILE
• GV — GAS METER	• PP/LT — POWER POLE W/LIGHT	• MW — MONITORING WELL	H.C.D.R. — HARRIS COUNTY DEED RECORDS
• OV — GAS VALVE	• PP/CT — POWER POLE W/CONDUIT	P — PIN FLAG/PAINT MARK	H.C.M.R. — HARRIS COUNTY MAP RECORDS
• FH — FIRE HYDRANT	• MP — METER POLE	TC — TOP OF CURB	IP — IRON PIPE
• WM — WATER METER	• SP — SERVICE POLE	G — GUTTER	IR — IRON ROD
• WV — WATER VALVE	GAC — GUY ANCHOR	TG — TOP OF GRATE	NO. — NUMBER
• ICV — IRRIGATION CONTROL VALVE	P — OVERHEAD POWER LINE	FL — FLOW LINE	PG. — PAGE
• GI — GRATE INLET	— BARBED WIRE FENCE	HB — HIGHBANK	R.O.W. — RIGHT-OF-WAY
• GI — GRATE INLET	— WROUGHT IRON FENCE	SAN — SANITARY SEWER	SQ. FT. — SQUARE FEET
• MH — MANHOLE	— WOOD FENCE	STM — STORM SEWER	VOL. — VOLUME
• CO — CLEANOUT	— CHAINLINK FENCE	CMP — CORRUGATED METAL PIPE	F.C. — FILM CODE
• TP — TELEPHONE PEDESTAL	• GP — GATE POST	CPP — CORRUGATED PLASTIC PIPE	B.L. — BUILDING LINE
• EB — ELECTRIC BOX	(P) — PER PLANS	RCF — REINFORCED CONCRETE PIPE	U.E. — UTILITY EASEMENT
• TSB — TRAFFIC SIGNAL BOX	APPROX. — APPROXIMATE	TEL — TELEPHONE	— TREE/SHRUB
• LP — LIGHT POLE	— HIGHBANK	SWBT — SOUTHWESTERN BELL TELEPHONE CO.	
• TLP — TRAFFIC LIGHT POLE	• S — SIGN	WTR — WATER	
• GL — GROUND/SPOT LIGHT	• PLM — PIPELINE MARKER	UG — UNDERGROUND	



**DESCRIPTION**

ALL OF LOTS 3 & 4 OF BLOCK 35, OUT OF THE CITY STREET RAILWAY COMPANY'S ADDITION NO. 1, SOUTHSIDE OF THE BUFFALO BAYOU, IN THE CITY OF HOUSTON, TEXAS, AS RECORDED IN VOLUME 12, PAGE 249 IN THE DEED RECORDS OF HARRIS COUNTY

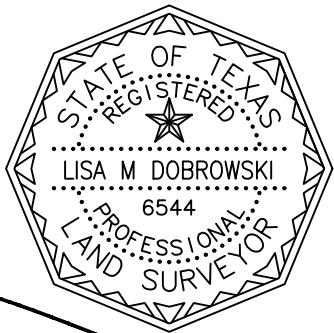
**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. FTH-77E-FAH20014562 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 16, 2020, ISSUED DATE OF OCTOBER 27, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 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: 0.999990847.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0880M REVISED/DATED JANUARY 6, 2017, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY. A FIELD VERIFIED FLOOD STATEMENT HAS BEEN OBTAINED. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES HEREON 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 LAND SERVICES.
- 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 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.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM THE CITY OF HOUSTON AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGITESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGITESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

**SURVEYOR'S CERTIFICATION**

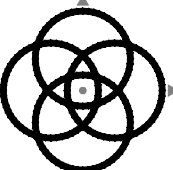
TO: SCARLET LLP  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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 1B, 6, CONDITION II SURVEY, PARTIAL TOPOGRAPHIC TO THE BEST OF MY KNOWLEDGE.



LISA M. DOBROWSKI  
Registered Professional Land Surveyor  
Texas Registration No. 6544

2/22/2021  
DATE



**WINDROSE**  
LAND SURVEYING & PLATTING

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77062 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

PARTIAL TOPOGRAPHIC SURVEY OF  
ALL OF LOTS 3 & 4, OF BLOCK 35  
OUT OF THE CITY STREET RAILWAY COMPANY'S  
ADDITION NO. 1 SOUTH SIDE OF THE BUFFALO BAYOU,  
IN THE CITY OF HOUSTON, TEXAS,  
AS RECORDED IN VOL. 12, PG. 249, H.C.D.R.  
SITUATED IN THE S.M. WILLIAMS SURVEY  
ABSTRACT NO. 87  
HARRIS COUNTY, TEXAS

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.

REVISIONS		
DATE	REASON	BY

FIELD BY: AM	CHECKED BY: LMD	JOB NO. 56623
DRAWN BY: MAP	DATE: 2/22/21	SHEET NO. 1 OF 1