

LOT 132
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

HOMESITE RESIDENTIAL
H.C.C.F. NO. RP-2020-423434

LOT 131
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

HOMESITE RESIDENTIAL
H.C.C.F. NO. RP-2020-425447

N 88°15'00" E 270.60'

SET 5/8" C.I.R.

HEAVY BRUSH

HEAVY BRUSH

HEAVY BRUSH

HEAVY BRUSH

UNRESTRICTED RESERVE "B"
BLOCK 1
CURIEL PLAZA
F.C. NO. 613106
H.C.M.R.

LOT 176
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

N 01°45'00" W 749.90'

HEAVY BRUSH

HEAVY BRUSH

S 01°45'00" E 749.90'

LOT 177
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

HOMESITE RESIDENTIAL
H.C.C.F. NO. RP-2020-423434

UNRESTRICTED RESERVE "A"
BLOCK 1
CURIEL PLAZA
F.C. NO. 613106
H.C.M.R.

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

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CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

WATER WELL

WATER TANK

25' B.L.
F.C. NO. 613106
H.C.M.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

SET 5/8" C.I.R.

S 88°15'00" W 270.60'

FUQUA STREET

(50' R.O.W.)

(VOL. 2, PG. 57, H.C.M.R.)

(60' R.O.W.)

(F.C. NO. 613106 - H.C.M.R.)

PUBLIC AND ASPHALT PAVED

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

LOT 208
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

HONG NGUYEN AND
OUU NGUYEN
H.C.C.F. NO. 20090345745

LOT 207
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

O.C.P.C. PROPERTIES, LLC
H.C.C.F. NO. RP-2017-467252

LOT 207
MINNETEX PLACE
VOL. 2, PG. 57
H.C.M.R.

LEVI FRANKLIN AND WIFE,
DORIS N. FRANKLIN
H.C.C.F. NO. D924122

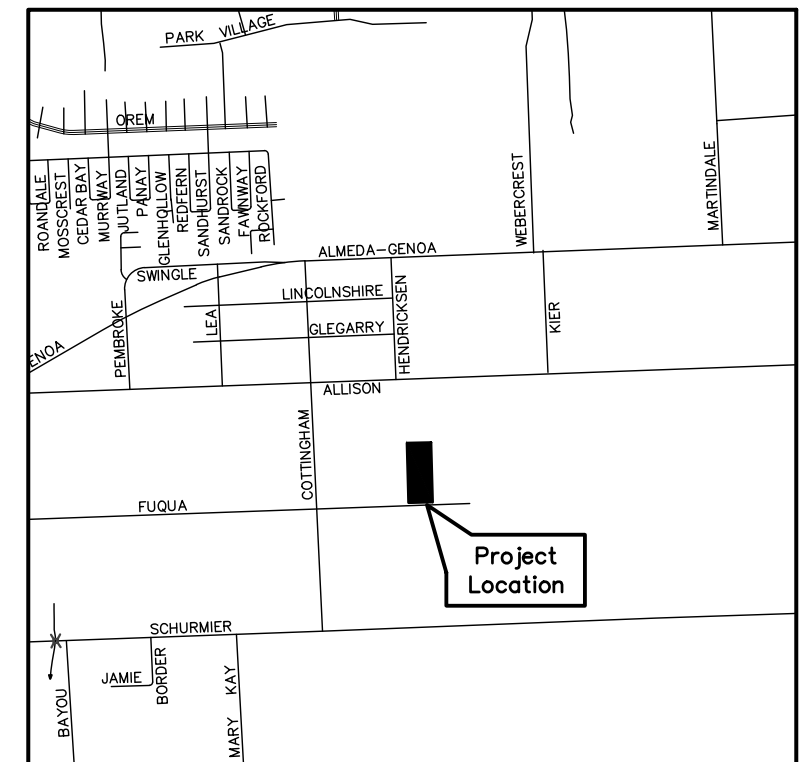
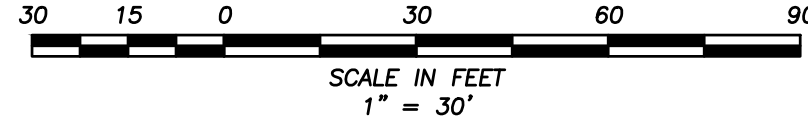
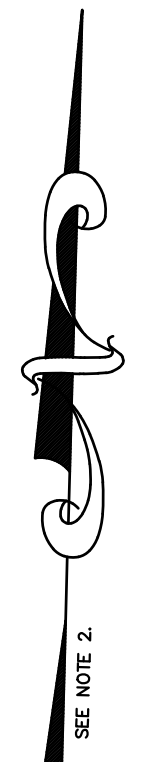
FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480286, DATED MAY 2, 2019, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48201C1030M. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER 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 THE SURVEYOR.

TO: LUTON UNDERWOOD DEVELOPMENT PARTNERS LLC; GRASSLAND INTERESTS LLC; AND FIDELITY NATION TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

PRELIMINARY FOR REVIEW
09/28/21

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765



VICINITY MAP
SCALE: 1" = 1/2 MI.

LEGEND

	AREA INLET
	MAILBOX
	SEPTIC SYSTEM LID
	CLEAN OUT
	POWER POLE
	ELECTRIC BOX
	TOP OF BANK
	CENTERLINE OF DITCH
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	OVERHEAD ELECTRIC LINE
	COVERED AREA
	CONCRETE
	GRAVEL
	ASPHALT

ABBREVIATIONS

B.L.	= BUILDING LINE
F.C.	= FILM CODE
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
No.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
STM. SWR.	= STORM SEWER
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
FF	= FINISHED FLOOR
FND.	= FOUND
I.R.	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE
RCP	= REINFORCED CONCRETE PIPE
T.B.M.	= TEMPORARY BENCHMARK
FL	= FLOWLINE

LEGAL DESCRIPTION OF LAND:

ALL OF UNRESTRICTED RESERVES "A" AND "B" OF CURIEL PLAZA, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NUMBER 613106 MAP RECORDS, HARRIS COUNTY, TEXAS

NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. No. FTH-18-FAH21016200TP, EFFECTIVE DATE OF COMMITMENT SEPTEMBER 1, 2021, ISSUE DATE OF COMMITMENT SEPTEMBER 10, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CURIEL PLAZA, A SUBDIVISION RECORDED IN FILM CODE NUMBER 613106, HARRIS COUNTY MAP RECORDS.
- ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON, THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD IN F.C. NO. 613106, H.C.M.R.
- ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.

SCHEDULE "B", ITEM 10 EXCEPTION NOTES*

- 10(d)-15' DRAINAGE ESMT. ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, F.C. NO. 613106, H.C.M.R. NO SUCH DRAINAGE COURSES EXIST ON SURVEYED PROPERTY, DOES NOT AFFECT SURVEYED PROPERTY, NOT PLOTTED HEREON
- 10(e)-25' B.L., F.C. NO. 613106, H.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- *ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

LAND TITLE SURVEY
OF
UNRESTRICTED RESERVES "A" AND "B",
BLOCK 1, CURIEL PLAZA, A SUBDIVISION
RECORDED IN FILM CODE NUMBER 613106,
HARRIS COUNTY MAP RECORDS
IN THE
DAVID FAY SURVEY
ABSTRACT NO. 806
HARRIS COUNTY, TEXAS

DATE:	09/28/21
SCALE:	1" = 30'
BOOK NO.:	
DRAWN BY:	S.L.
CHECKED BY:	M.H.
PROJECT NO.:	CS 21006 TR7
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

TPBELS No. 10143800
Email: michael@civil-surv.net