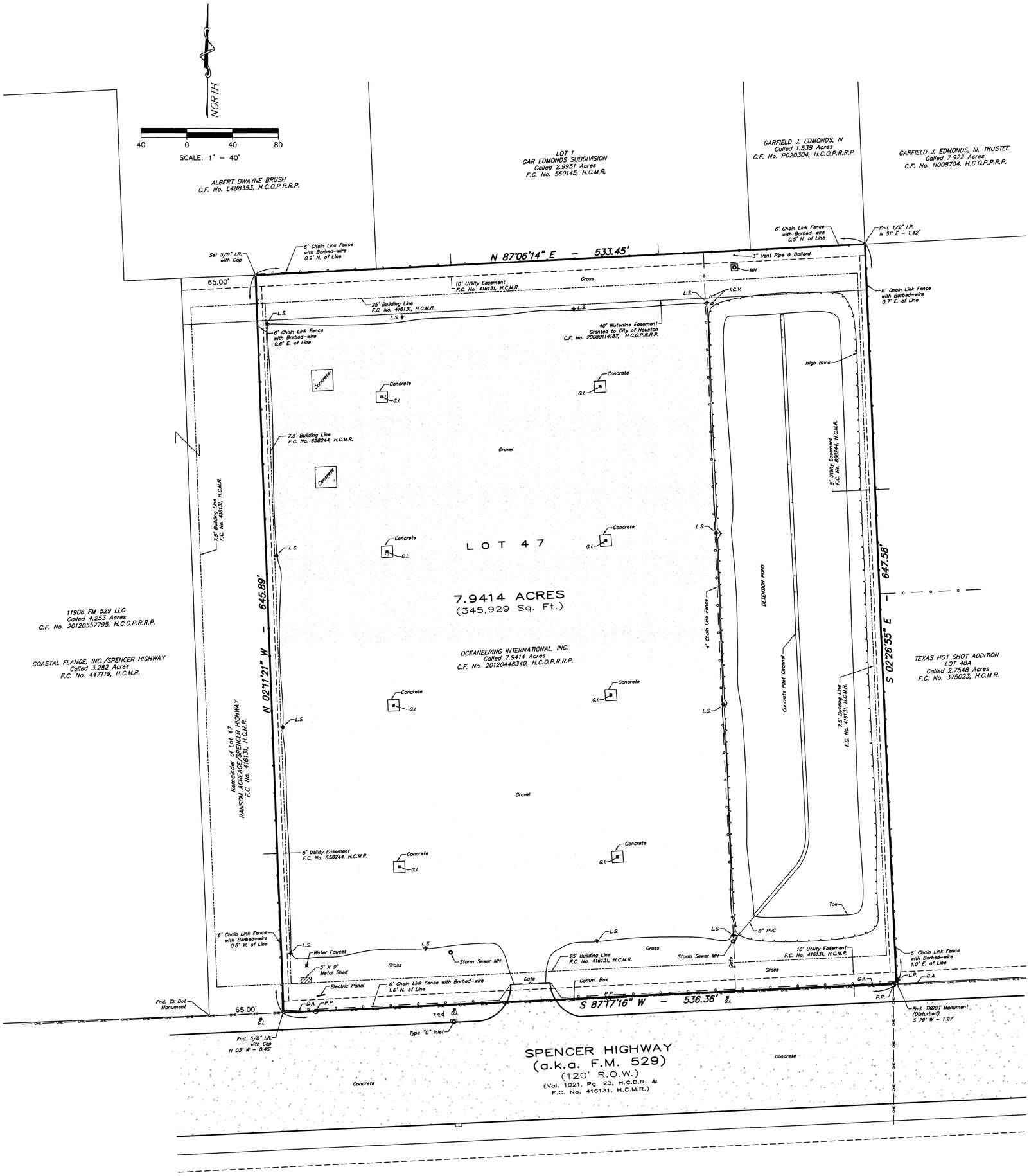

GENERAL NOTES:

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; FILED UNDER GF NO. STX21347; EFFECTIVE: APRIL 5, 2021; ISSUED: APRIL 13, 2021. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)

2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF AREA 55 SUBDIVISION, AS RECORDED IN FILM CODE NO. 658244 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED IN FILM CODE NO. 416131, H.C.M.R. AND VOLUME 1003, PAGE 18, H.C.D.R.

3. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1878, BEING AN AMENDMENT TO CHAPTER 42 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF REAL PROPERTY; RECORDED UNDER CLERK'S FILE NO. N253886 OF THE H.C.O.P.R.R.P.

4. BEARINGS BASED ON SAID PLAT OF AREA 55 SUBDIVISION.

5. BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AND THE MAJORITY OF THIS TRACT OF LAND LIES IN ZONE X (SHADED) "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", ACCORDING TO F.E.M.A. FEDERAL INSURANCE RATE MAP NO. 48201C0440 N; SAID MAP REVISED: NOVEMBER 15, 2019.

6. PROPERTY ADDRESS: 11900 FM 529 ROAD, HOUSTON, TEXAS 77041

LEGEND:

MH	–	MANHOLE
P.P.	–	POWER POLE
G.A.	–	GUY ANCHOR
G.I.	–	GRATE INLET
T.S.	–	TRAFFIC SIGN
I.R.	–	IRON ROD
I.P.	–	IRON PIPE
C.F.	–	CLERK'S FILE
F.C.	–	FILM CODE
L.S.	–	LIGHT STANDARD
L.P.	–	LIGHT POLE
OHE	–	OVERHEAD ELECTRIC
CPP	–	CORRUGATED PLASTIC PIPE
FND.	–	FOUND
I.C.V.	–	IRRIGATION CONTROL VALVE
R.O.W.	–	RIGHT-OF-WAY
F.E.M.A.	–	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	–	FLOOD INSURANCE RATE MAP
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
H.C.M.R.	–	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	–	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

SYMBOL LEGEND

- MANHOLE
- LIGHT STANDARD/POLE
- POWER POLE
- IRRIGATION CONTROL VALVE
- TRAFFIC SIGN
- GRATE INLET
- TELEPHONE PEDESTAL
- BOLLARD

CERTIFIED TO: DANNATT COMPANY LLC,
OCEANEERING INTERNATIONAL, INC., and
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Daniel N. Pinnell 06-03-2021

DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349

THE PINNELL GROUP
PROFESSIONAL LAND SURVEYORS
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
WWW.THEPINNELLGROUP.COM
FIRM REGISTRATION NO. 10039600

STATE OF TEXAS REGISTERED DANIEL N. PINNELL 5349 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S SEAL

REVISIONS

LAND TITLE SURVEY OF 7.9414 ACRES OF LAND, BEING ALL OF LOT 47, AREA 55 SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 658244 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 40'	DATE: 05-18-2021	F.B. NO.: LEICA
DRAWN BY: KRS	CHECKED BY: DNP	JOB NO.: 13-176