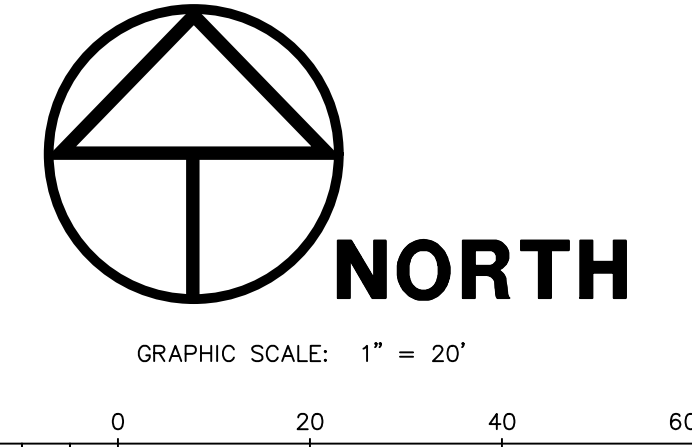


CITY OF HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
 SCALE: 1" = 2,000'



DESCRIPTION

BEING ALL OF LOT ONE (1), BLOCK THREE (3) OF EAST SUNSET HEIGHTS, AN ADDITION TO THE CITY OF HOUSTON, SITUATED IN THE JOHN AUSTIN TWO LEAGUE SURVEY, ABSTRACT NO. 1, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 572, PAGE 225, HARRIS COUNTY DEED RECORDS.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999899407.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0660M REVISED/DATED JUNE 9, 2014, AND MAP NO. 48201C0670M REVISED/DATED JUNE 9, 2014 THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" AND SHADED 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. 173-343 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: CROSS 28 INVESTMENTS, LLC.
 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 3, LAND TITLE SURVEY, TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JAMES MICHAEL DENNEY
 Registered Professional Land Surveyor
 Texas Registration No. 5414
 DATE: 07/31/2024

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

LAND TITLE SURVEY OF
 0.2424 ACRE / 10,558 SQ. FT.
 LOT 1, BLOCK 3 OF SUNSET HEIGHTS
 VOL. 572, PG. 225, H.C.D.R.
 SITUATED IN THE
 JOHN AUSTIN TWO LEAGUE SURVEY, ABSTRACT NO. 1
 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

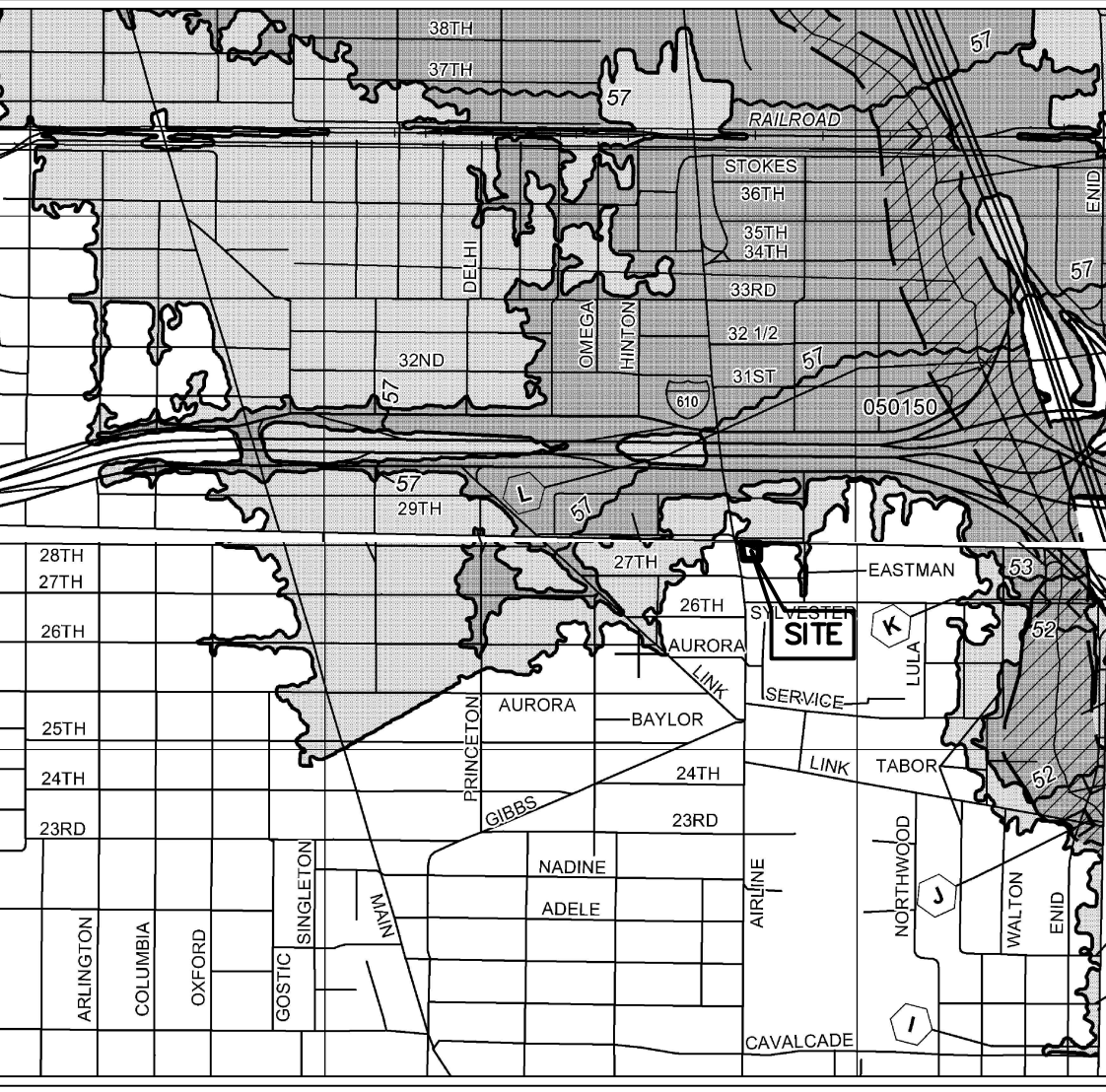
FIELD BY: ZW CHECKED BY: JMD JOB NO. 59874-1A
 DRAWN BY: AO DATE: JULY 2024 SHEET NO. 1 OF 1

LEGEND

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

• BOLLARD	• PIPELINE MARKER
• HANDICAP	• UNDERGROUND CABLE SIGN
• GAS METER	• CATHODIC TEST LEAD
• GAS VALVE	• MONITORING WELL
• FIRE HYDRANT	• PIN FLAG/PAINT MARK
• WATER METER	• TOP OF CURB
• WATER VALVE	• GUTTER
• IRRIGATION CONTROL VALVE	• TOP OF GRATE
• GRATE INLET	• FLOW LINE
• GRATE INLET	• HIGHBANK
• MANHOLE	• SANITARY SEWER
• CLEANOUT	• STORM SEWER
• TELEPHONE PEDESTAL	• CORRUGATED METAL PIPE
• ELECTRIC BOX	• CORRUGATED PLASTIC PIPE
• TRAFFIC SIGNAL BOX	• REINFORCED CONCRETE PIPE
• LIGHT POLE	• TELEPHONE
• TRAFFIC LIGHT POLE	• SOUTHWESTERN BELL TELEPHONE CO.
• GROUND/SPOT LIGHT	• WATER
• POWER POLE	• UNDERGROUND
• POWER POLE W/TRANSFORMER	• FOUND
• POWER POLE W/LIGHT	• HARRIS COUNTY CLERK'S FILE
• POWER POLE W/CONDUIT	• HARRIS COUNTY DEED RECORDS
• METER POLE	• HARRIS COUNTY MAP RECORDS
• SERVICE POLE	• IRON PIPE
• GUY ANCHOR	• IRON ROD
• OVERHEAD POWER LINE	• NO. NUMBER
• BARBED WIRE FENCE	• PAGE
• WROUGHT IRON FENCE	• R.O.W. RIGHT-OF-WAY
• WOOD FENCE	• SQ. FT. SQUARE FEET
• CHAINLINK FENCE	• VOL. VOLUME
• GATE POST	• F.C. FILM CODE
• PER PLANS	• B.L. BUILDING LINE
• APPROXIMATE	• U.E. UTILITY EASEMENT
• HIGHBANK	• TREE/SHRUB
• SIGN	• (CM) CONTROLLING MONUMENT

FLOOD INFORMATION



FIRM
 FLOOD INSURANCE RATE MAP
 HARRIS COUNTY, TEXAS
 AND INCORPORATED AREAS
 PANEL 660 OF 1150
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	COMMUNITY	NUMBER	PANEL	SUFFIX
	HOUSTON, CITY OF	480296	0660	M

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

MAP NUMBER 48201C0660M
 MAP REVISED JUNE 9, 2014

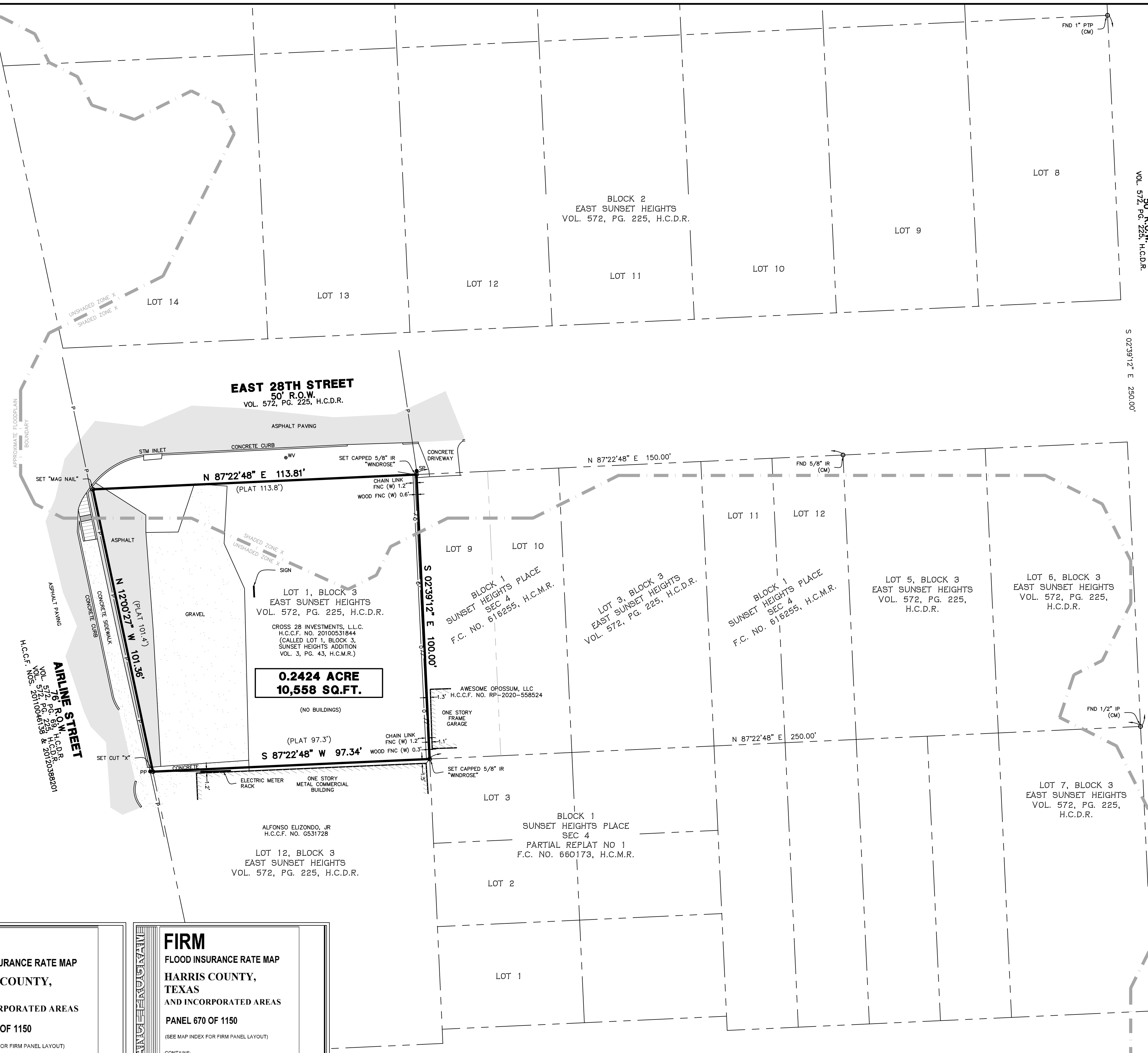
FIRM
 FLOOD INSURANCE RATE MAP
 HARRIS COUNTY, TEXAS
 AND INCORPORATED AREAS
 PANEL 670 OF 1150
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	COMMUNITY	NUMBER	PANEL	SUFFIX
	HOUSTON, CITY OF	480296	0670	M

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

MAP NUMBER 48201C0670M
 MAP REVISED JUNE 9, 2014

Federal Emergency Management Agency



EASTMAN STREET
 VOL. 572, PG. 225, H.C.D.R.
 S 02°39'12" E 280.00'

S 02°39'12" E 280.00'

EAST 27TH STREET
 R.O.W. WIDTH VARIES
 VOL. 572, PG. 225, H.C.D.R.

REVISIONS

DATE	REASON	BY