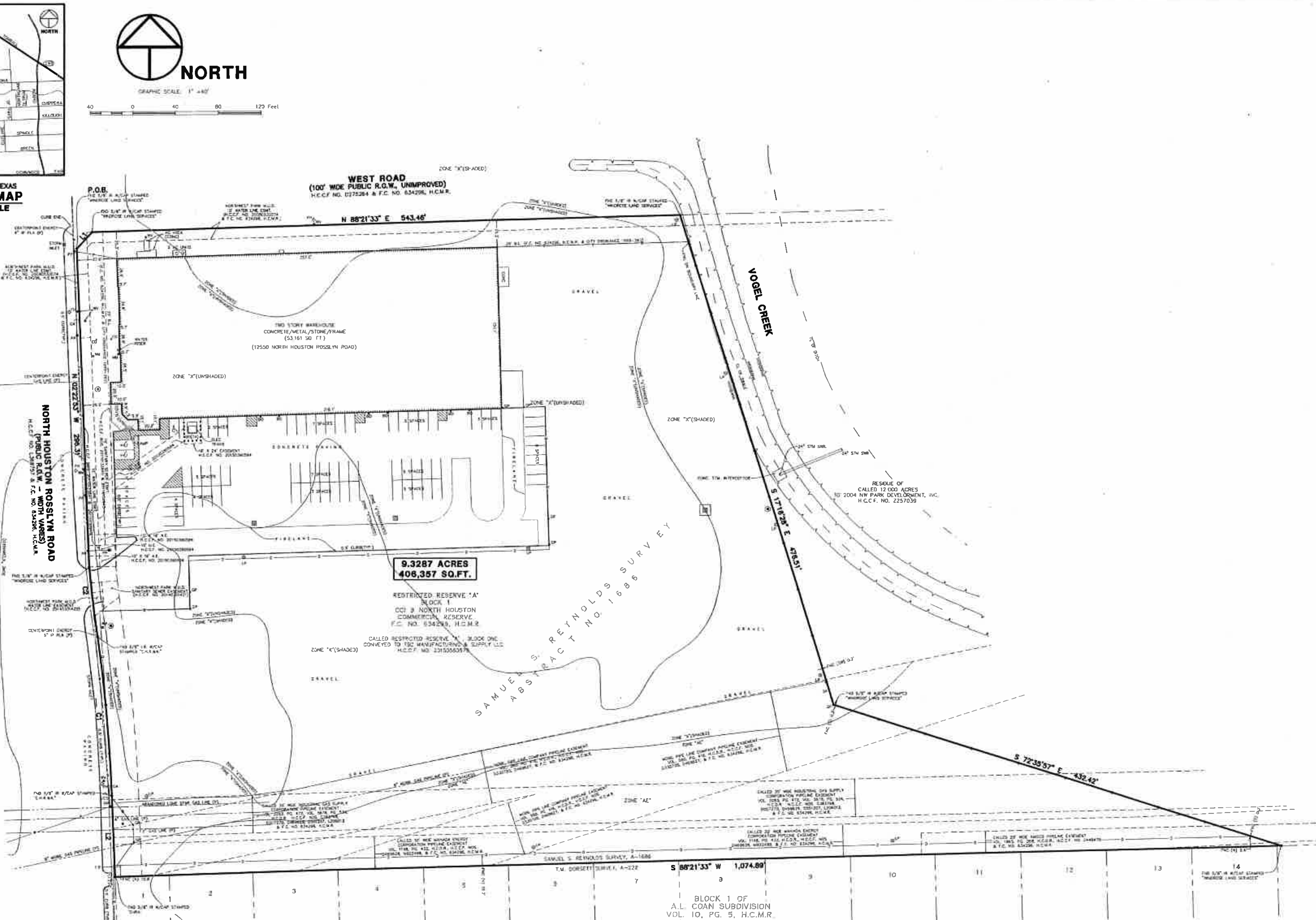
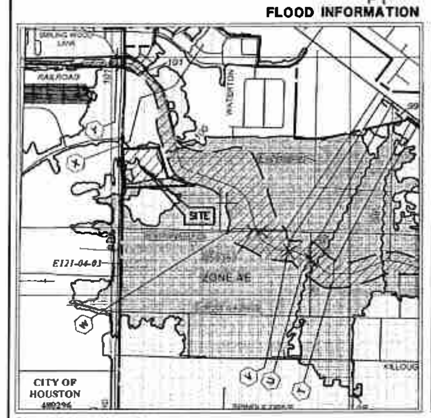
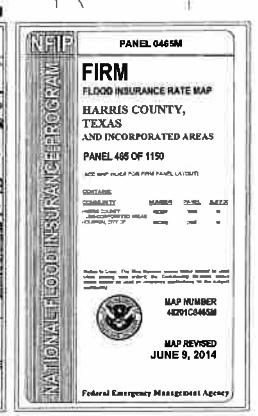
HARRIS COUNTY, TEXAS
VICINITY MAP
NOT-TO-SCALE



FLOOD INFORMATION





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LEGEND

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

Symbol	Meaning	Symbol	Meaning	Symbol	Meaning
BO	BOLLARD	SP	SERVICE POLE	STM SWR	STORM SEWER
	HANDICAP	GA	GUY ANCHOR	CMP	CORRUGATED METAL PIPE
GM	GAS METER		OVERHEAD POWER LINE	CPP	CORRUGATED PLASTIC PIPE
GV	GAS VALVE		BARBED WIRE FENCE	RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT		WROUGHT IRON FENCE	TEL	TELEPHONE
WM	WATER METER		WOOD FENCE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
WV	WATER VALVE		CHAINLINK FENCE	WTR	WATER
ICV	IRRIGATION CONTROL VALVE	GP	GATE POST	UG	UNDERGROUND
	GRATE INLET	(P)	PER PLANS	TWR	TOWER
	GRATE INLET	APPROX.	APPROXIMATE	H.C.C.F.	HARRIS COUNTY CLERK FILE
	MANHOLE		HIGHBANK	H.C.D.R.	HARRIS COUNTY DEED RECORDS
CO	CLEANOUT		SIGN	H.C.M.R.	HARRIS COUNTY MAP RECORDS
TP	TELEPHONE PEDESTAL	PLM	PIPELINE MARKER	IP	IRON PIPE
EB	ELECTRIC BOX	UCS	UNDERGROUND CABLE SIGN	IR	IRON ROD
TSB	TRAFFIC SIGNAL BOX	CTL	CATHODIC TEST LEAD	NO.	NUMBER
LP	LIGHT POLE	MW	MONITORING WELL	PG.	PAGE
TLP	TRAFFIC LIGHT POLE	P	PK FLAG/PAINT MARK	R.O.W.	RIGHT-OF-WAY
GL	GROUND/SPOT LIGHT	TC	TOP OF CURB	SQ. FT.	SQUARE FEET
PP	POWER POLE	G	GUTTER	VOL.	VOLUME
PP/T	POWER POLE W/TRANSFORMER	TG	TOP OF GRATE	F.C.	FILM CODE
PP/LT	POWER POLE W/LIGHT	FL	FLOW LINE	B.L.	BUILDING LINE
PP/CT	POWER POLE W/CONDUIT	HB	HIGHBANK	U.E.	UTILITY EASEMENT
MP	METER POLE	SAN SWR	SANITARY SEWER		TREE/SHRUB

DESCRIPTION

BEING ALL OF CCI 8 NORTH HOUSTON COMMERCIAL RESERVE, BLOCK 1, UNRESTRICTED RESERVE "A" SITUATED IN THE SAMUEL S. REYNOLDS SURVEY, ABSTRACT 1686, HARRIS COUNTY, TEXAS, AS RECORDED UNDER F.C. NO. 634296, H.C.M.R.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. ATCH-01COM-ATCH15055341-01 OF ALAMO TITLE INSURANCE COMPANY, DATE OF POLICY, DECEMBER 15, 2015. WINDROSE IS NOT RESPONSIBLE, NOR WILL BE HELD LIABLE FOR ANY INCORRECT OR UNDISCLOSED INFORMATION PROVIDED OR OMITTED IN A CITY PLANNING LETTER, TITLE COMMITMENT OR ABSTRACTING CERTIFICATE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0465M REVISED/DATED JUNE 09, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE", SHADED ZONE "X", AND UNSHADED 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 LAND SERVICES, INC.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 1999-262 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 LAND SERVICES, INC.
6. 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.
7. THERE WERE 42 REGULAR STRIPED PARKING SPACES AND 2 HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. A PORTION OF WIRE FENCE ALONG SOUTH PROPERTY LINE IS WITHIN THE BOUNDARIES OF THE SUBJECT TRACT. (AS SHOWN HEREON)

SCHEDULE 'B' NOTES

B.1 SUBJECT TO RESTRICTIONS AND COVENANTS BY FILM CODE NO. 634296, H.C.M.R. AND H.C.C.F. NOS. 20080532798, 20130428847, 20130430321, 20130575311 & 20150068765

B.6(c) BUILDING LINE TWENTY-FIVE (25) FEET IN WIDTH ALONG THE NORTH PROPERTY LINE, PARALLEL AND ADJACENT TO WEST ROAD AND ALONG THE WEST PROPERTY LINES, PARALLEL AND ADJACENT TO NORTH HOUSTON ROSSLYN ROAD, AS SHOWN IN F.C. NO. 634296, H.C.M.R. (AS SHOWN HEREON)

B.6(d) A MOBIL PIPE LINE COMPANY PIPELINE EASEMENT ACROSS THE SOUTHERLY PORTION OF SUBJECT PROPERTY, AS SHOWN IN VOL. 580, PG. 416, H.C.D.R., AND IN H.C.C.F. NOS. D330720 AND D469627, SAME BEING SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN F.C. NO. 634296, H.C.M.R. (AS SHOWN HEREON)

B.6(e) A THIRTY-FIVE (35) FOOT WIDE INDUSTRIAL GAS SUPPLY CORPORATION PIPELINE EASEMENT ACROSS THE SOUTHERLY PORTION OF SUBJECT PROPERTY, AS SHOWN IN VOL. 3263, PG. 472, AND VOL. 5678, PG. 534 (H.C.C.F. NO. B966394), BOTH H.C.D.R., AND H.C.C.F. NOS. C383758, D007270, D469628, D581207, AND L206012, SAME BEING SHOWN ON F.C. NO. 634296, H.C.M.R. (AS SHOWN HEREON)

B.6(f) A THIRTY (30) FOOT WIDE MAHADA ENERGY CORPORATION PIPELINE EASEMENT ALONG THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY, AS SHOWN IN VOL. 1148, PG. 432, H.C.D.R. AND IN H.C.C.F. NOS. D469628 AND M922499, AND BEING SHOWN ON F.C. NO. 634296, H.C.M.R. (AS SHOWN HEREON)

B.6(g) A TWENTY (20) FOOT WIDE AMOCO PIPELINE EASEMENT ALONG THE EASTERLY PORTION OF THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY, AS SHOWN IN VOL. 1865, PG. 268, H.C.D.R. AND H.C.C.F. NOS. D449478 AND F.C. NOS. 634296, H.C.M.R. (AS SHOWN HEREON)

B.6(h) A WATER LINE EASEMENT TEN (10) FEET IN WIDTH ALONG THE NORTH PROPERTY LINE, PARALLEL AND ADJACENT TO WEST ROAD AND ALONG THAT PORTION OF THE WEST PROPERTY LINE, PARALLEL AND ADJACENT TO NORTH HOUSTON ROSSLYN ROAD, AS SHOWN IN F.C. NO. 634296, H.C.M.R., SAME HAVING BEEN GRANTED TO NORTHWEST PARK MUNICIPAL UTILITY DISTRICT, RECORDED IN F.C. NO. 20080532074. (AS SHOWN HEREON)

B.6(i) A SANITARY SEWER EASEMENT FIFTEEN (15) FEET IN WIDTH ACROSS THE WEST PORTION OF SUBJECT PROPERTY, AS SHOWN AND DEFINED IN THAT CERTAIN SANITARY SEWER EASEMENT GRANTED TO NORTHWEST PARK MUNICIPAL UTILITY DISTRICT RECORDED IN H.C.C.F. NO. 20110133840 AND REFILED UNDER H.C.C.F. NO. 20110150945, EXACT LOCTION OF WHICH IS SHOWN ON EXHIBIT B ATTACHED THERETO. (AS SHOWN HEREON)

B.6(j) A WATER LINE EASEMENT TEN (10) FEET IN WIDTH ALONG THAT PORTION OF THE WEST PROPERTY LINE OF SUBJECT PROPERTY, PARALLEL AND ADJACENT TO NORTH HOUSTON ROSSLYN ROAD, AS SHOWN IN THAT CERTAIN WATER LINE EASEMENT GRANTED TO NORTHWEST PARK MUNICIPAL UTILITY DISTRICT, AS SHOWN IN H.C.C.F. NO. 20110133841 AND REFILED UNDER 20110150949, EXACT LOCATION OF WHICH IS SHOWN ON EXHIBIT B ATTACHED THERETO. (AS SHOWN HEREON)

B.6(k) AFFIDAVIT TO THE PUBLIC REGARDING A STORM WATER QUALITY MANAGEMENT PLAN RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. 20110071787, 20120098077 AND 20120098078.

B.6(o) SUBJECT TO THAT CERTAIN SANITARY SEWER EASEMENT GRANTED TO NORTHWEST PARK MUNICIPAL UTILITY DISTRICT, RECORDED IN H.C.C.F. NO. 20140301421. (AS SHOWN HEREON)

B.6(p) SUBJECT TO THAT CERTAIN WATER LINE EASEMENT GRANTED TO NORTHWEST PARK MUNICIPAL UTILITY DISTRICT, RECORDED IN H.C.C.F. NO. 20140301422. (AS SHOWN HEREON)

B.6(q) THE FOLLOWING DESCRIBED EASEMENTS AS SET FORTH AND DEFINED IN THAT CERTAIN ELECTRIC EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150390584, EXACT LOCATIONS OF WHICH ARE SHOWN ON SKETCH NO. 15-2587 ATTACHED THERETO AND MADE A PART THEREOF: (AS SHOWN HEREON)

I) AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY THE DOT-DASH SYMBOL, TOGETHER WITH UNOBSTRUCTED AERIAL EASEMENTS TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN (16) FEET ABOVE THE GROUND AND EXTENDING UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN (10) FOOT WIDE

II) AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY THE DOUBLE DOT-DASH SYMBOL; AND

III) AN EASEMENT SIXTEEN (16) FEET WIDE AND TWENTY-FOUR (24) FEET LONG FOR PAD-MOUNTED TRANSFORMER STATION, THE LOCATION OF WHICH IS SHOWN BY THE CROSSHATCHED AREA.

SURVEYOR'S CERTIFICATION

TO: TSC MANUFACTURING AND SUPPLY, LLC
ALAMO TITLE COMPANY
EAST WEST BANK

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 II SURVEY, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS — REGISTERED — MIKE KURKOWSKI — 5101 — PROFESSIONAL LAND SURVEYOR

Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

03-21-16
DATE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°59'20" E	21.08'
L2	N 02°23'06" W	75.55'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1419.09'	06°00'11"	148.68'	N 05°23'06" W	148.61'
C2	1298.96'	02°52'21"	65.12'	N 06°57'01" W	65.11'

REVISIONS

DATE	REASON	BY
03/22/16	ADDED NAME TO CERTIFICATION	MJT

Windrose Land Services
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services
Firm Registration No. 10108800

LAND TITLE SURVEY OF 9.3287 AC/ OR 406,357 SQ.FT. OF LAND SITUATED IN THE SAMUEL S. REYNOLDS SURVEY ABSTRACT NO. 1686 HARRIS COUNTY, TEXAS

FIELDED BY: JM	CHECKED BY: MK	JOB NO. 44246WC-ASBUILT
DRAWN BY: DG/LH	DATE: 03-17-16	SHEET NO. 1 OF 1