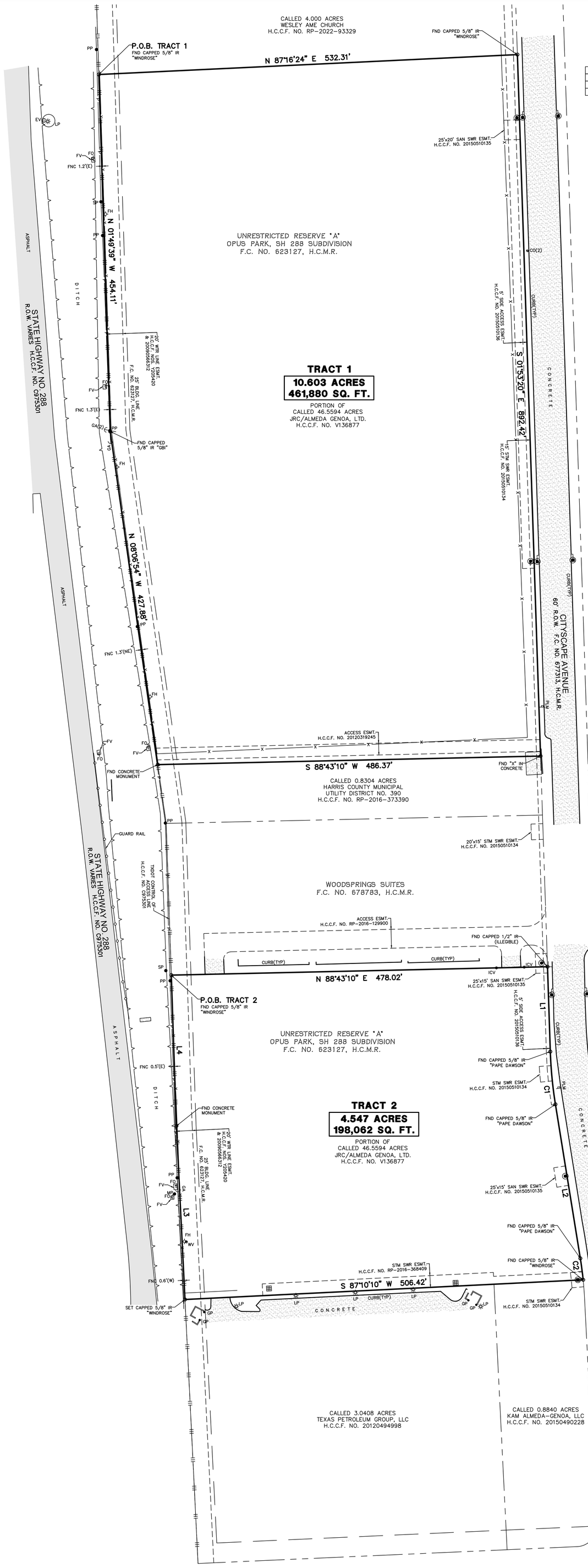


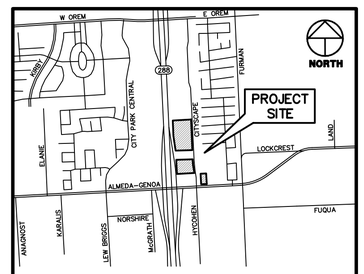
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°53'20" E	107.98'
L2	S 09°10'35" E	198.34'
L3	N 02°49'50" W	220.88'
L4	N 01°56'02" W	191.92'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	530.00'	7°17'14"	67.41'	S 05°31'58" E	67.36'
C2	470.00'	3°21'33"	27.56'	S 07°29'48" E	27.55'

NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet



CITY OF HOUSTON, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2500'

DESCRIPTION TRACT 1

A TRACT OR PARCEL CONTAINING 10.603 ACRES OR 461,880 SQUARE FEET OF LAND SITUATED IN THE J. HAMILTON SURVEY, ABSTRACT NO. 886, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF OPUS PARK SH 288 SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 623127 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), ALSO BEING OUT OF A CALLED 46.5594 ACRE TRACT OF LAND CONVEYED TO JRC/ALMEDA GENOA, LTD. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. V136877, WITH SAID 10.603 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 288 (WIDTH VARIES, H.C.C.F. NO. C975301) MARKING THE SOUTHWESTERLY CORNER OF A CALLED 4.000 ACRE TRACT OF LAND CONVEYED TO WESLEY AME CHURCH AS RECORDED UNDER H.C.C.F. NO. RP-2022-93329, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 16 MIN. 24 SEC. EAST ALONG THE SOUTHERLY LINE OF SAID 4.000 ACRE TRACT, A DISTANCE OF 532.31 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE WESTERLY R.O.W. LINE OF CITYSCAPE AVENUE (60' WIDTH, FILM CODE NO. 677313, H.C.M.R.) MARKING THE SOUTHEASTERLY CORNER OF SAID 4.000 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 53 MIN. 20 SEC. EAST ALONG SAID WESTERLY R.O.W. LINE OF CITYSCAPE AVENUE, A DISTANCE OF 892.42 FEET TO AN "X" IN CONCRETE FOUND MARKING THE NORTHEASTERLY CORNER OF A CALLED 0.8304 ACRE TRACT OF LAND CONVEYED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390 AS RECORDED UNDER H.C.C.F. NO. RP-2016-373390, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 43 MIN. 10 SEC. WEST ALONG THE NORTHERLY LINE OF SAID 0.8304 ACRE TRACT, A DISTANCE OF 486.37 FEET TO A CONCRETE MONUMENT FOUND ON SAID EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 288 MARKING THE NORTHWESTERLY CORNER OF SAID 0.8304 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEG. 06 MIN. 54 SEC. WEST ALONG SAID EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 288, A DISTANCE OF 427.88 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GBI" FOUND MARKING AN ANGLE POINT;

THENCE, NORTH 01 DEG. 49 MIN. 39 SEC. WEST CONTINUING ALONG SAID EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 288, A DISTANCE OF 454.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.603 ACRES OR 461,880 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 50034-QUASAR-GP, PREPARED BY WINDROSE.

DESCRIPTION TRACT 2

A TRACT OR PARCEL CONTAINING 4.547 ACRES OR 198,062 SQUARE FEET OF LAND SITUATED IN THE J. HAMILTON SURVEY, ABSTRACT NO. 886, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF OPUS PARK SH 288 SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 623127 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), ALSO BEING OUT OF A CALLED 46.5594 ACRE TRACT OF LAND CONVEYED TO JRC/ALMEDA GENOA, LTD. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. V136877, WITH SAID 4.547 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 288 (WIDTH VARIES, H.C.C.F. NO. C975301) MARKING THE SOUTHWESTERLY CORNER OF WOODSPRINGS SUITES, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 678783, H.C.M.R., FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 43 MIN. 10 SEC. EAST ALONG THE SOUTHERLY LINE OF SAID WOODSPRINGS SUITES, A DISTANCE OF 478.02 FEET TO A CAPPED 1/2 INCH IRON ROD (ILLEGIBLE) FOUND ON THE WESTERLY R.O.W. LINE OF CITYSCAPE AVENUE (60' WIDTH, FILM CODE NO. 677313, H.C.M.R.) MARKING THE SOUTHEASTERLY CORNER OF SAID WOODSPRINGS SUITES, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WESTERLY R.O.W. LINE OF CITYSCAPE AVENUE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

SOUTH 01 DEG. 53 MIN. 20 SEC. EAST, A DISTANCE OF 107.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "PAPE DAWSON" FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 07 DEG. 17 MIN. 14 SEC., AN ARC LENGTH OF 67.41 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 31 MIN. 58 SEC. EAST, -67.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "PAPE DAWSON" FOUND MARKING A POINT OF TANGENCY;

SOUTH 09 DEG. 10 MIN. 35 SEC. EAST, A DISTANCE OF 198.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "PAPE DAWSON" FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 03 DEG. 21 MIN. 33 SEC., AN ARC LENGTH OF 27.56 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 07 DEG. 29 MIN. 48 SEC. EAST, -27.55 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING THE NORTHEASTERLY CORNER OF A CALLED 0.8840 ACRE TRACT OF LAND CONVEYED TO KAM ALMEDA-GENOA, LLC AS RECORDED UNDER H.C.C.F. NO. 20150490228, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 10 MIN. 10 SEC. WEST ALONG THE NORTHERLY LINE OF SAID 0.8840 ACRE TRACT AND A CALLED 3.0408 ACRE TRACT OF LAND CONVEYED TO TEXAS PETROLEUM GROUP, LLC AS RECORDED UNDER H.C.C.F. NO. 20120494998, A DISTANCE OF 506.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON SAID EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 288 MARKING THE NORTHWESTERLY CORNER OF SAID 3.0408 ACRE TRACT;

THENCE, NORTH 02 DEG. 49 MIN. 50 SEC. WEST ALONG SAID EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 288, A DISTANCE OF 220.88 FEET TO A CONCRETE MONUMENT FOUND MARKING AN ANGLE POINT;

THENCE, NORTH 01 DEG. 56 MIN. 02 SEC. WEST CONTINUING ALONG SAID EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 288, A DISTANCE OF 191.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.547 ACRES OR 198,062 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 50034-QUASAR-GP, PREPARED BY WINDROSE.

DESCRIPTION TRACT 3

A TRACT OR PARCEL CONTAINING 1.156 ACRES OR 50,337 SQUARE FEET OF LAND SITUATED IN THE J. HAMILTON SURVEY, ABSTRACT NO. 886, HARRIS COUNTY, TEXAS, BEING OUT OF UNRESTRICTED RESERVE "A" OF OPUS PARK SH 288 SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 623127 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), ALSO BEING OUT OF A CALLED 46.5594 ACRE TRACT OF LAND CONVEYED TO JRC/ALMEDA GENOA, LTD. AS RECORDED UNDER HARRIS COUNTY CLERKS FILE (H.C.C.F.) NO. V136877, WITH SAID 1.156 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT AN "X" IN CONCRETE FOUND MARKING THE SOUTHEASTERLY CUT-BACK CORNER AT THE INTERSECTION OF THE EASTERLY RGHT-OF-WAY LINE OF CITYSCAPE AVENUE (60' WIDTH, FILM CODE NO. 677313, H.C.M.R.) AND THE NORTHERLY R.O.W. LINE OF ALMEDA-GENOA ROAD (WIDTH VARIES, VOLUME 3, PAGE 40, FC. NOS. 587077 AND 623127, H.C.M.R.);

THENCE, NORTH 87 DEG. 26 MIN. 55 SEC. EAST ALONG SAID NORTHERLY R.O.W. LINE OF ALMEDA-GENOA ROAD, A DISTANCE OF 92.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CORNER OF A CALLED 0.8840 ACRE TRACT OF LAND CONVEYED TO GLOBAL NEW MILLENNIUM PARTNERS, LTD. AS RECORDED UNDER H.C.C.F. NO. RP-2017-398641, FOR THE POINT OF BEGINNING AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 32 MIN. 36 SEC. WEST ALONG THE EASTERLY LINE OF SAID 0.8840 ACRE TRACT, A DISTANCE OF 307.54 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON A SOUTHERLY LINE OF A CALLED 10.321 ACRE TRACT OF LAND CONVEYED TO CITYSCAPE APARTMENTS, LTD. AS RECORDED UNDER H.C.C.F. NO. RP-2020-613835 MARKING THE NORTHEASTERLY CORNER OF SAID 0.8840 ACRE TRACT, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 39 MIN. 25 SEC. EAST ALONG A SOUTHERLY LINE OF SAID 10.321 ACRE TRACT, A DISTANCE OF 163.11 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN INTERIOR CORNER OF SAID 10.321 ACRE TRACT, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 48 MIN. 53 SEC. EAST ALONG A WESTERLY LINE OF SAID 10.321 ACRE TRACT, A DISTANCE OF 306.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON SAID NORTHERLY R.O.W. LINE OF ALMEDA-GENOA ROAD MARKING A SOUTHWESTERLY CORNER OF SAID 10.321 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 26 MIN. 55 SEC. WEST ALONG SAID NORTHERLY R.O.W. LINE OF ALMEDA-GENOA ROAD, A DISTANCE OF 164.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.156 ACRES OR 50,337 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 50034-QUASAR-GP, PREPARED BY WINDROSE.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 22-70013-23 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 18, 2022, ISSUED DATE OF MAY 25, 2022, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. 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: 0.999876940.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C1010M REVISED/DATED MAY 2, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN 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.
4. 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.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE 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.
10. WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRICT, THE ADDRESS OF TRACT 1 (TAX ID NO. 1309520010001) IS 0 SH 288, HOUSTON, TX 77047, TRACT 2 (TAX ID NO. 1309520010007) IS 0 ALMEDA GENOA RD, HOUSTON, TX 77047 AND TRACT 3 (TAX ID NO. 1309520010005) IS 0 ALMEDA GENOA RD, HOUSTON, TX 77047.
11. WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON LIMITS. THERE IS NO ZONING ORDINANCE IN THE CITY OF HOUSTON AT THIS TIME. NO ZONING REPORT WAS PROVIDED AT THE TIME OF SURVEY.
12. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
13. WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
14. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SCHEDULE 'B' NOTES

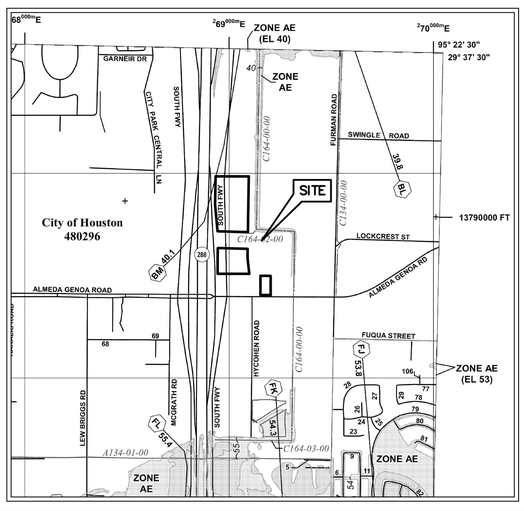
1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: RESTRICTIONS SHOWN AND/OR NOTED ON PLAT RECORDED UNDER FILM CODE 623127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THOSE CONTAINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20120494996, AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO.20150482041, DECLARATION OF USE RESTRICTIONS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20120494997 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, DECLARATION OF RESTRICTIONS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150490234, AND THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITY PARK COMMERCIAL PROPERTY RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. X496169, AS AFFECTED BY INSTRUMENTS RECORDED UNDER HARRIS COUNTY CLERKS FILE NO. X685055, 20130625776, 20150092958, 20150490225, RP-2016-43268, RP-2016-129895, RP-2017-559753, RP-2018-564740, RP-2018-568964, RP-2019-36093, RP-2019-330944, RP-2020-613834, RP-2021-545683, RP-2021-600100 AND RP-2022-93325 RECORDS, HARRIS COUNTY, TEXAS
- 10d. UTILITY EASEMENT 20 FEET IN WIDTH PARALLEL TO STATE HIGHWAY NO. 288 GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390 IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y205420. (AFFECTS TRACTS 1 & 2, AS SHOWN HEREON)
- 10e. EASEMENT FOR WATERLINE EASEMENT 20 FEET IN WIDTH ALONG STATE HIGHWAY 288 GRANTED TO THE CITY OF HOUSTON, TEXAS IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20090566312. (AFFECTS TRACTS 1 & 2, AS SHOWN HEREON)
- 10f. EASEMENT FOR ACCESS GRANTED TO THE CITY OF HOUSTON, TEXAS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20120319245. (AFFECTS TRACT 1, AS SHOWN HEREON)
- 10g. EASEMENT FOR SANITARY SEWER LINE AND APPURTENANCES THERETO GRANTED TO THE CITY OF HOUSTON, TEXAS IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20120319252. (DOES NOT AFFECT SUBJECT TRACTS)
- 10j. STORM SEWER EASEMENTS GRANTED TO THARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390 IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150510134. (AFFECTS TRACTS 1 & 2, AS SHOWN HEREON)
- 10k. SANITARY SEWER EASEMENTS GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390 IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150510135. (AFFECTS TRACTS 1 & 2, AS SHOWN HEREON)
- 10l. ACCESS EASEMENT GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO 390 IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150510136. (AFFECTS TRACTS 1 & 2, AS SHOWN HEREON)
- 10m. ACCESS EASEMENT AGREEMENT BY AND BETWEEN THREE VP TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP AND JCR/ALMEDA GENOA, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2016-129900. (AFFECTS TRACT 2, AS SHOWN HEREON)
- 10p. STORM SEWER EASEMENT GRANTED TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 390 IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2016-368409. (AFFECTS TRACT 2, AS SHOWN HEREON)
- 10r. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2017-398642. (AFFECTS TRACT 3, AS SHOWN HEREON)

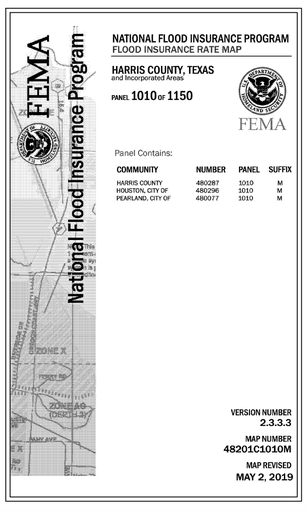
LEGEND

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

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

FLOOD INFORMATION





REVISIONS

DATE	REASON	BY

SURVEYOR'S CERTIFICATION

TO: CT II PARTNERS LP
FIDELITY NATIONAL TITLE INSURANCE COMPANY
JRC/ALMEDA GENOA, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b1,