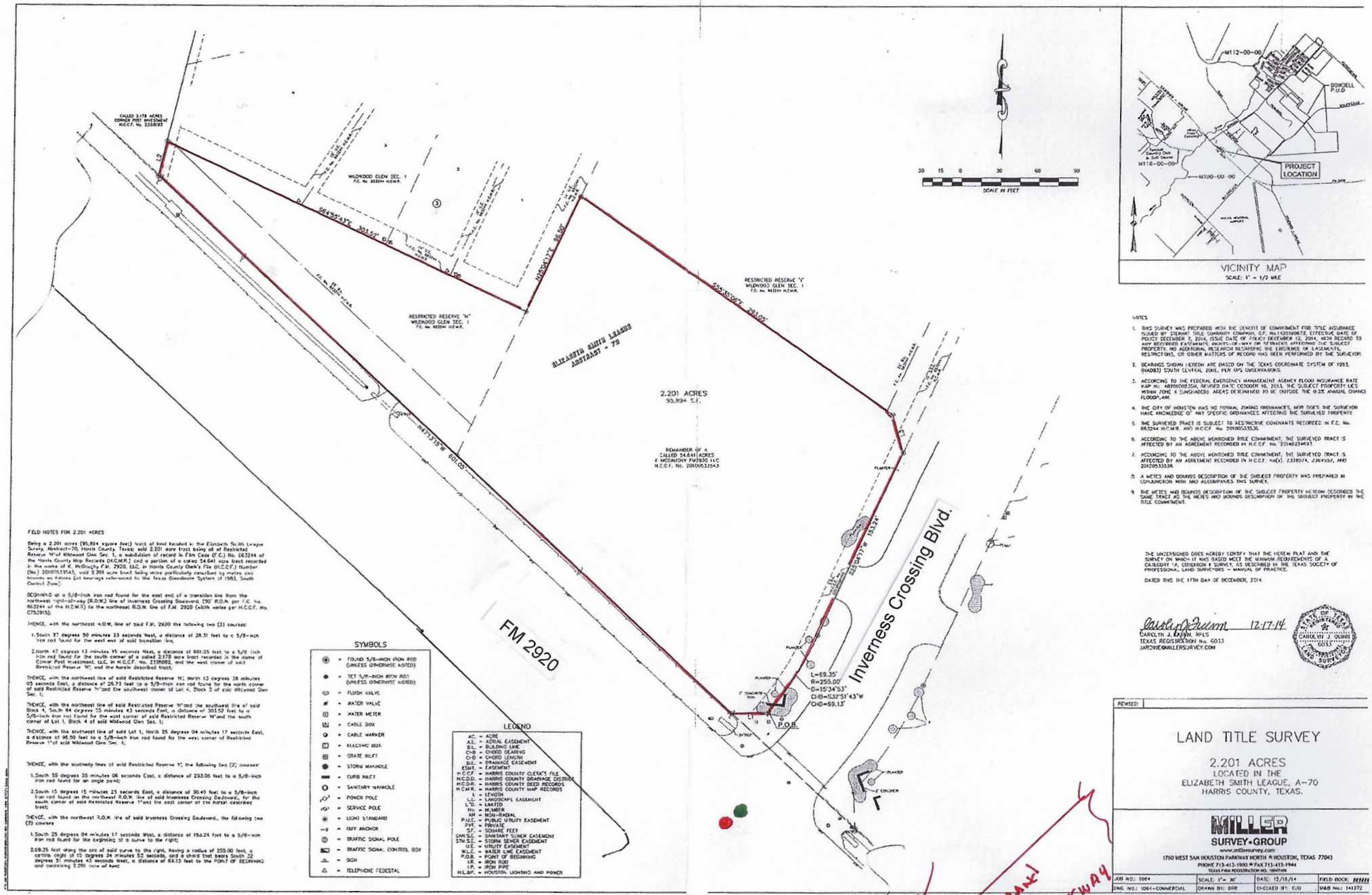

VICINITY MAP
SCALE: 1" = 1/2 MILE

FIELD NOTES FOR 2.201 ACRES

Being a 2.201 acres (95,894 square feet) tract of land located in the Elizabeth Smith League Survey, Abstract-70, Harris County, Texas; said 2.201 acre tract being all of Restricted Reserve "H" of Wildwood Glen Sec. 1, a subdivision of record in Film Code (F.C.) No. 683244 of the Harris County Map Records (H.C.M.R.) and a portion of a called 54.641 acre tract recorded in the name of K. McDaniel FM 2920, LLC, in Harris County Clerk's File (H.C.C.F.) Number (No.) 20100533543; said 2.201 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System of 1983, South Central Zone);

BEGINNING at a 5/8-inch iron rod found for the east end of a transition line from the northwest right-of-way (R.O.W.) line of Inverness Crossing Boulevard, (90' R.O.W. per F.C. No. 683244 of the H.C.M.R.) to the northeast R.O.W. line of F.M. 2920 (width varies per H.C.C.F. No. 07539153);

THENCE, with the northeast R.O.W. line of said F.M. 2920 the following two (2) courses:

1. South 87 degrees 50 minutes 23 seconds West, a distance of 28.31 feet to a 5/8-inch iron rod found for the west end of said transition line;

2. North 47 degrees 13 minutes 15 seconds West, a distance of 601.05 feet to a 5/8 inch iron rod found for the south corner of a called 2.178 acre tract recorded in the name of Corner Post Investment, LLC, in H.C.C.F. No. 2338082, and the west corner of said Restricted Reserve "H", and the herein described tract;

THENCE, with the northeast line of said Restricted Reserve "H", North 15 degrees 28 minutes 05 seconds East, a distance of 28.73 feet to a 5/8-inch iron rod found for the north corner of said Restricted Reserve "H" and the southwest corner of Lot 4, Block 3 of said Wildwood Glen Sec. 1;

THENCE, with the northeast line of said Restricted Reserve "H" and the southwest line of said Block 4, South 64 degrees 55 minutes 43 seconds East, a distance of 303.57 feet to a 5/8-inch iron rod found for the west corner of said Restricted Reserve "H" and the south corner of Lot 1, Block 4 of said Wildwood Glen Sec. 1;

THENCE, with the southeast line of said Lot 1, North 25 degrees 04 minutes 17 seconds East, a distance of 96.50 feet to a 5/8-inch iron rod found for the west corner of Restricted Reserve "I" of said Wildwood Glen Sec. 1;

THENCE, with the southerly lines of said Restricted Reserve "I", the following two (2) courses:

1. South 65 degrees 35 minutes 06 seconds East, a distance of 293.05 feet to a 5/8-inch iron rod found for an angle point;

2. South 15 degrees 15 minutes 25 seconds East, a distance of 30.49 feet to a 5/8-inch iron rod found on the northwest R.O.W. line of said Inverness Crossing Boulevard, for the south corner of said Restricted Reserve "I" and the east corner of the herein described tract;

THENCE, with the northwest R.O.W. line of said Inverness Crossing Boulevard, the following two (2) courses:

1. South 25 degrees 04 minutes 17 seconds West, a distance of 153.24 feet to a 5/8-inch iron rod found for the beginning of a curve to the right;

2. 69.35 feet along the arc of said curve to the right, having a radius of 255.00 feet, a central angle of 15 degrees 34 minutes 53 seconds, and a chord that bears South 32 degrees 51 minutes 43 seconds West, a distance of 69.13 feet to the POINT OF BEGINNING and containing 2.201 acre of land.

SYMBOLS

- ◉ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ● = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = FLUSH VALVE
- = WATER VALVE
- = WATER METER
- = CABLE BOX
- = CABLE MARKER
- = ELECTRIC BOX
- = GRATE INLET
- = STORM MANHOLE
- = CURB INLET
- = SANITARY MANHOLE
- = POWER POLE
- = SERVICE POLE
- = LIGHT STANDARD
- = GUY ANCHOR
- = TRAFFIC SIGNAL POLE
- = TRAFFIC SIGNAL CONTROL BOX
- = SIGN
- = TELEPHONE PEDESTAL

LEGEND

AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
C.B.	= CHORD BEARING
C.D.	= CHORD LENGTH
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.D.	= HARRIS COUNTY DRAINAGE DISTRICT
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
L.	= LENGTH
L.E.	= LANDSCAPE EASEMENT
LTD.	= LIMITED
No.	= NUMBER
NR	= NON-RADIAL
P.U.E.	= PUBLIC UTILITY EASEMENT
PVT.	= PRIVATE
S.F.	= SQUARE FEET
SAN.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
P.O.B.	= POINT OF BEGINNING
I.R.	= IRON ROD
I.P.	= IRON PIPE
H.L.&P.	= HOUSTON LIGHTING AND POWER

NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. No.14201900672, EFFECTIVE DATE OF POLICY DECEMBER 3, 2014, ISSUE DATE OF POLICY DECEMBER 12, 2014. 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.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0925M, REVISED DATE: OCTOBER 16, 2013, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE CITY OF HOUSTON HAS NO FORMAL ZONING ORDINANCES, NOR DOES THE SURVEYOR HAVE KNOWLEDGE OF ANY SPECIFIC ORDINANCES AFFECTING THE SURVEYED PROPERTY.
5. THE SURVEYED TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN F.C. No. 683244 H.C.M.R. AND H.C.C.F. No. 20100533536.
6. ACCORDING TO THE ABOVE MENTIONED TITLE COMMITMENT, THE SURVEYED TRACT IS AFFECTED BY AN AGREEMENT RECORDED IN H.C.C.F. No. 20140234693.
7. ACCORDING TO THE ABOVE MENTIONED TITLE COMMITMENT, THE SURVEYED TRACT IS AFFECTED BY AN AGREEMENT RECORDED IN H.C.C.F. No(s). 2338074, 2364356, AND 20120533838.
8. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.
9. THE METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY HEREON DESCRIBES THE SAME TRACT AS THE METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY IN THE TITLE COMMITMENT.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS THE 17TH DAY OF DECEMBER, 2014.

CAROLYN J. QUINN, RPLS
TEXAS REGISTRATION No. 6013
JAR2WIE@MILLERSURVEY.COM

12-17-14

CAROLYN J. QUINN 6013 REGISTERED PROFESSIONAL LAND SURVEYOR

REVISED:

LAND TITLE SURVEY

2.201 ACRES
LOCATED IN THE
ELIZABETH SMITH LEAGUE, A-70
HARRIS COUNTY, TEXAS.

MILLER SURVEY GROUP
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043
PHONE 713-413-1900 • FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 100470

JOB NO.: 1064	SCALE: 1" = 30'	DATE: 12/15/14	FIELD BOOK:
DRG. NO.: 1064-COMMERCIAL	DRAWN BY: DRR	CHECKED BY: CJQ	M&B No.: 141372