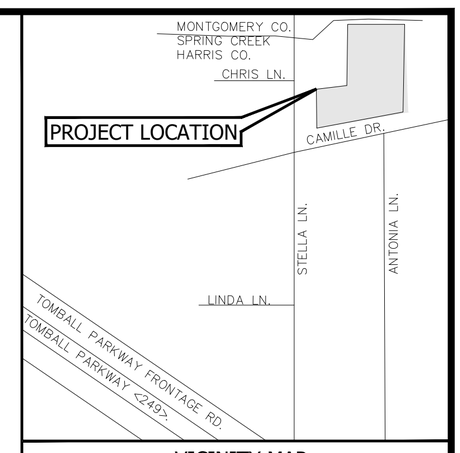
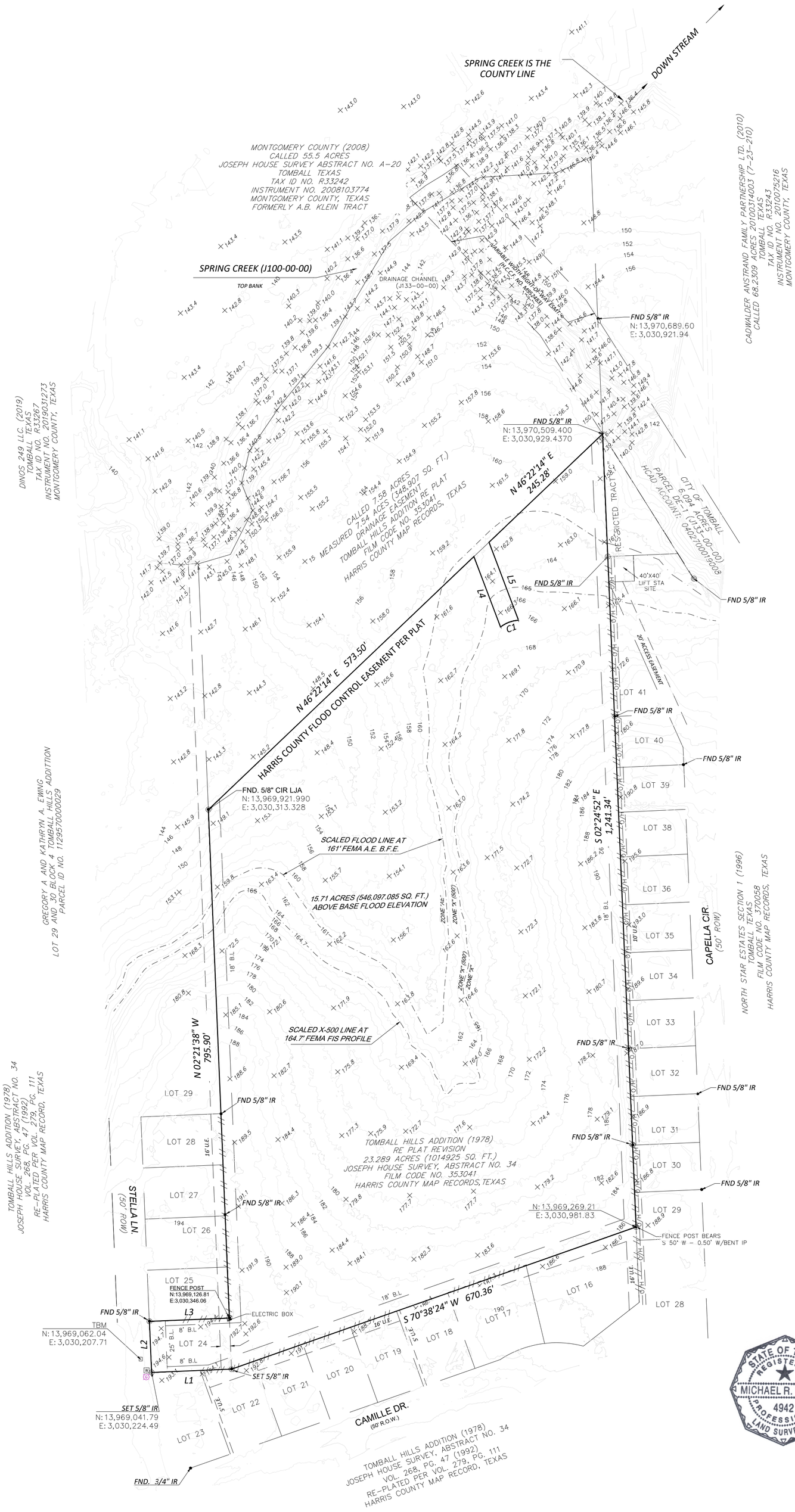
FIBER OPTIC LINE
BACK OF CURB
℄ ROAD
EDGE OF SIDEWALK
OVERHEAD POWERLINE
EXISTING PIPELINE
UNDERGROUND COMMUNICATION

STORMWATER INLET
HYDRANT
MH MANHOLE
POWER POLE
WATER VALVE
UTILITY VALVE
WATER METER
BOLLARD
LIGHT POLE
T.O.S. TOP OF SLAB
T TRANSFORMER
H.B. HIGH BANK
F.L.P. FLOW LINE PIPE
T.O.P. TOP OF PAVING
F.L. FLOW LINE DITCH

N
W E
S
1 100' 200' 300'



VICINITY MAP
1" = 1 MILE



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	30.47'	30.00'	N 69°21'15" E	34°54'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°36'52" W	125.00'
L2	N 02°23'47" W	80.00'
L3	N 87°40'31" E	125.05'
L4	S 20°38'45" E	117.80'
L5	N 20°38'45" W	130.52'

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TXSPC SOUTH CENTRAL ZONE 4204, GRID NAD 83, USING LEICA 'SMARTNET'. DISTANCES ARE SURFACE AND MAY BE BROUGHT TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.0000466.

2. ABSTRACT RECORD INFORMATION SHOWN HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR IN SUPPORT OF THIS SURVEY OPINION. SURVEYOR IS NOT AN ABSTRACTOR AND DID NOT INDEPENDENTLY ABSTRACT THIS SUBJECT PROPERTY FOR ENCUMBRANCES OF RECORD, SUCH AS CODES, ORDINANCES, REGULATIONS, RESTRICTIONS, ETC., IF ANY. SURVEYOR RELIED SOLELY ON THE RECORDED MAP/PLAT, DEEDS AND/OR TITLE INFORMATION SHOWN HEREON, OR PROVIDED TO THE SURVEYOR AS REQUESTED.

3. THIS SURVEY REFLECTS INFORMATION PER A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 122419214, EFFECTIVE NOVEMBER 21, 2024, AND ISSUED DECEMBER 2, 2024. NOTE FOLLOWING DETAILS REGARDING SCHEDULE B ITEMS:

   A. ITEMS 10A THROUGH 10D – STANDARD EXCEPTIONS; AFFECTS, NOT PLOTABLE.
   B. ITEMS 10E THROUGH 10O – NON-SURVEY ITEM REGARDING OIL, GAS, OR OTHER MINERAL RIGHT.
   C. ITEM 10Q, 25-FOOT BUILDING SETBACK, AS SHOWN ON PLAT FILED FOR RECORD IN VOL. 353, PG. 41, HARRIS COUNTY MAP RECORDS; AFFECTS, SHOWN HEREON.
   D. ITEM 10R, 8-FOOT BUILDING SETBACKS, AS SHOWN ON PLAT FILED FOR RECORD IN VOL. 353, PG. 41, HARRIS COUNTY MAP RECORDS; AFFECTS, SHOWN HEREON.
   E. ITEM 10S, 18-FOOT BUILDING SETBACKS, AS SHOWN ON PLAT FILED FOR RECORD IN VOL. 353, PG. 41, HARRIS COUNTY MAP RECORDS; AFFECTS, SHOWN HEREON.
   F. ITEM 10T, 16-FOOT UTILITY EASEMENT, AS SHOWN ON PLATS FILED FOR RECORD IN VOL. 279, PG. 111, AND VOL. 353, PG. 41, HARRIS COUNTY MAP RECORDS; AFFECTS, SHOWN HEREON.
   G. ITEM 10U, 25-FOOT DRAINAGE EASEMENTS, AS SHOWN ON PLATS FILED FOR RECORD IN VOL. 279, PG. 111, AND VOL. 353, PG. 41, HARRIS COUNTY MAP RECORDS; AFFECTS, BLANKET IN NATURE.
   H. ITEM 10V, UNLOCATED PIPELINE RIGHT-OF-WAY, RECORDED/ASSIGNED UNDER HARRIS COUNTY CLERK'S FILE NOS. F366691, G032964, AND N174943; NON-SURVEY ITEM REGARDING OIL, GAS, OR OTHER MINERAL RIGHT.
   I. ITEM 10W, RIGHT-OF-WAY EASEMENT TO CITY OF TOMBALL, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. M952483; DOES NOT AFFECT, SHOWN HEREON.

11. SUBJECT TO RIGHTS OF PARTIES IN POSSESSION. SURVEYOR OPINION: RIGHTS TO A PORTION SPRING CREEK MAY EXIST.

12. GROUND AND/OR AERIAL EASEMENTS MAY EXIST OVER, UNDER, ACROSS AND ADJACENT TO ALL UTILITIES, INCLUDING PIPELINES AND OVERHEAD UTILITIES, WHETHER OR NOT RECORD EASEMENT DOCUMENTS EXIST FOR THOSE UTILITIES. FEDERAL, STATE AND LOCAL BUILDING CODES SHOULD ALWAYS BE ADDRESSED. ALL PLANNING, PLATTING AND/OR CONSTRUCTION NEAR ANY UTILITIES SHOULD BE APPROVED WITH YOUR AUTHORIZED CODE ENFORCEMENT AGENCIES. THE OWNER OR BUILDER'S SITE DELEGATED SAFETY MANAGER SHOULD BE MADE AWARE OF ALL UTILITY SAFETY ISSUES PRIOR TO CONSTRUCTION.

13. AT THE TIME THE FIELD WORK WAS PERFORMED THERE WAS NO OBSERVED EVIDENCE OF PIPELINES LOCATED ON THE SUBJECT PROPERTY. THE SURVEYOR ACCEPTS NO LIABILITY FOR ANY EASEMENTS, ENCUMBRANCES OR IMPROVEMENTS THAT MAY BE RELATED TO THIS STATEMENT.

14. OWNER/BUILDER MUST VERIFY ALL BUILDING/SETBACK LINES AND MINIMUM PROPOSED FINISHED FLOOR BUILDING REQUIREMENTS OF F.E.M.A. AND/OR LOCAL AUTHORIZED GOVERNMENT AGENCIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENTS, IF REQUIRED, PRIOR TO PLANNING, PLATTING AND/OR CONSTRUCTION.

15. SURFACE/SUBSURFACE FAULTING, HAZARDOUS WASTE, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL AND/OR ARCHAEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

16. ACCORDING TO FEMA MAP PANEL NO. 48201C0210L FOR HARRIS COUNTY, TEXAS, THE SUBJECT PROPERTY DESCRIBED AND SHOWN HEREON IS PARTIALLY LOCATED WITHIN UNSHADED ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; SHADED ZONE X: 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; AE ZONE: SPECIAL FLOOD HAZAR AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE SUBJECT PROPERTY OR ITS STRUCTURES ARE FREE FROM FLOODING OR FROM DAMAGE CAUSED BY FLOODING. SHOULD ANY FLOODING OCCUR, THE SURVEYOR ACCEPTS NO LIABILITY FOR DAMAGES INCURRED.

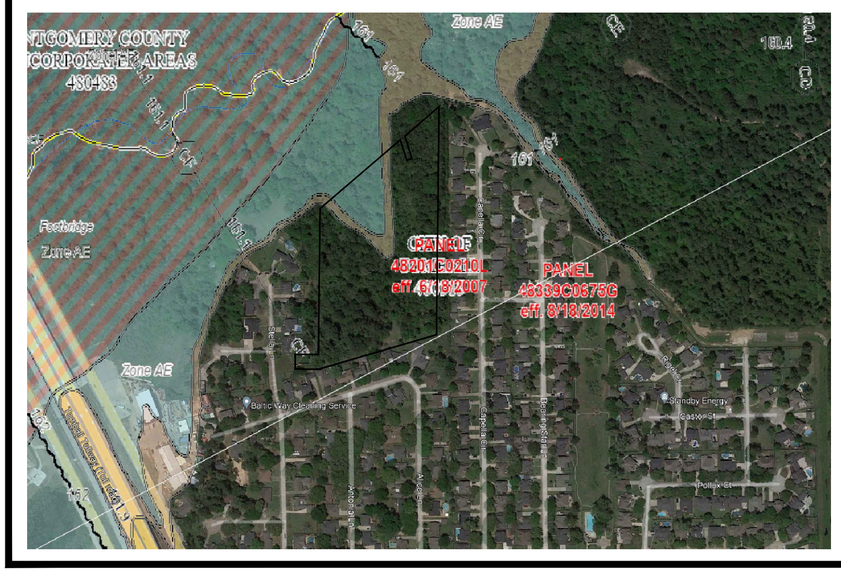
17. THE TOPO DATA IS LIDAR DERIVED AND THE CONTOUR INTERVALS SHOWN HERE ON ARE 2'.

STATE OF TEXAS
REGISTERED
MICHAEL R. O'DELL
4942
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE PLAT SHOWN HEREON REPRESENTS A SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION, ON THE PARCEL OF LAND SHOWN HEREON.

MICHAEL R. O'DELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO.4942

F.E.M.A. SPECIAL FLOOD HAZARD EXHIBIT



VERTICAL DATUM

Benchmark:

Primary Benchmark:

HARRIS COUNTY FLOODPLAIN RM NUMBER 100160 FROM THE INTERSECTION OF SH. 249 AND ZION RD., EAST ALONG ZION ROAD 0.8 MILES TO QUINN, NORTH ALONG QUINN 0.7 MILES TO 31126 QUINN AND THE BENCHMARK ON THE RIGHT.

ELEVATION: 180.87 FEET CSF 0.99995342 FEMA BASE FLOOD ELEVATION SCALES 161' (NAVD88) 2001 ADJUSTMENT

Project TBM:

TBM NAIL IN EXPANSION JOINT CONTROL POINT NO. 8 N: 13,969,062.04 E: 3,030,207.71 ELEVATION IS 191.43' (NAVD88) 2001 ADJUSTMENT.

BEING A

BOUNDARY AND TOPOGHRAPHIC SURVEY

OF

15.715 ACRES

A 15.715 ACRE (684,532 SQUARE FEET) TRACT OF LAND,
SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34,
BEING A PORTION OF "**REPLAT OF LOT 24, BLOCK 4,**
RE PLAT REVISION 1-9-29-78, TOMBALL HILLS ADDITION"
RECORDED IN FILM CODE #353041, MAP RECORDS OF HARRIS COUNTY, TEXAS,
ALSO DESCRIBED IN A LATER DEED PER REAL PROPERTY RECORDS NO. 2020-96657,
DATED 03-03-2020 FOR A CALLED 23.1916 ACRE TRACT OF LAND.

AXIOM SURVEYING

1304 LANGHAM CREEK DRIVE, SUITE 410
HOUSTON, TEXAS 77084
T.B.P.E.L.S. FIRM #10194789
PHONE: 832-377-9160
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY
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REVISION NO.	REVISION DESCRIPTION	DATE
1	REFLECT TITLE COMMITMENT INSURANCE POLICY	12.03.24

DATE:	12/02/2024	SCALE:	1" = 100'	PROJECT NO.	64-003
DRAFTED BY:	MC/RV/AA	FIELD BY:	MC	CHECKED BY:	MO