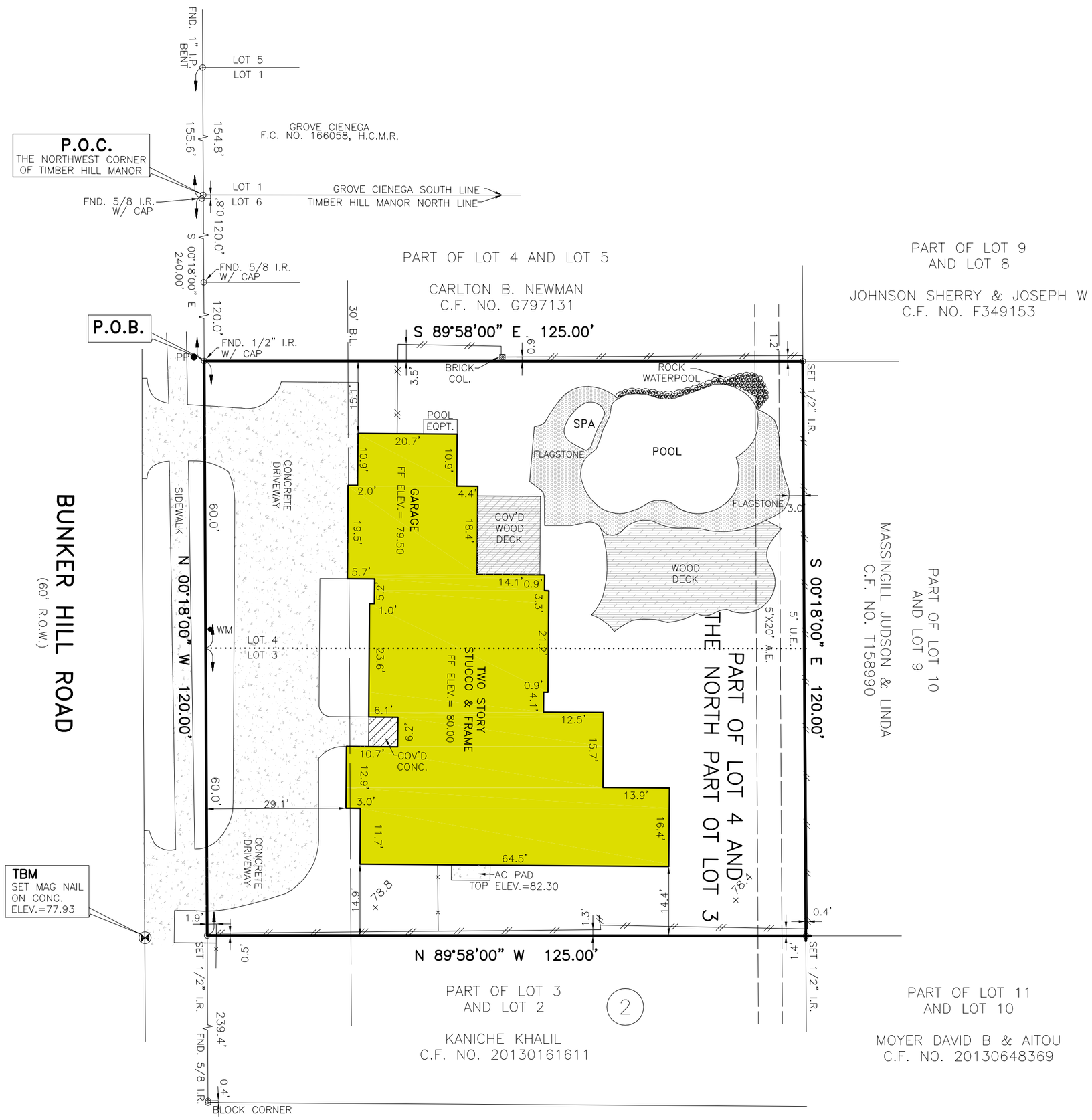
SCALE: 1" = 20'



BENCHMARK:

FLOODPLAIN REFERENCE MARK NUMBER 210270 IS A STAINLESS STEEL ROD STAMPED HGCSD 27 1986 LOCATED 32 FEET FROM EDGE OF OLD KATY ROAD, 0.1 MILE FROM THE INTERSECTION OF OLD KATY ROAD AND BUNKER HILL ROAD IN KEY MAP 490B IN THE BUFFALO WATERSHED NEAR STREAM W140-01-00, ELEV. 76.55, NAVD 1988, 2001 ADJUSTED.

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
HCCF – HARRIS COUNTY CLERKS FILE
HCDR – HARRIS COUNTY DEED RECORDS
HCMR – HARRIS COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
—OHPL— OVERHEAD POWER LINES
—//— WOOD FENCE
—/— WROUGHT IRON FENCE

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE SOUTH PART OF LOT 4 AND THE NORTH PART OF LOT 3, BLOCK 2, TIMBER HILL MANOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 74 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), HARRIS COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF MINH LY AND VALERIE LY UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20130403863 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON SAID H.C.C.F. NO. 20130403863);

COMMENCING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF BUNKER HILL ROAD (60 FEET WIDE) BEING THE NORTHWEST CORNER OF TIMBER HILL MANOR;

THENCE, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, WITH THE EAST RIGHT-OF-WAY LINE OF BUNKER HILL ROAD, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS SAID TRACT;

THENCE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, ACROSS AND THROUGH LOT 4, WITH THE SOUTH LINE OF A TRACT RECORDED IN THE NAME OF CARLTON B. NEWMAN AND WIFE NANCY NEWMAN, UNDER H.C.C.F. NO. G797131, A DISTANCE OF 125.00 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS SAID TRACT;

THENCE, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF LOTS 9 AND 10 RECORDED UNDER JUDSON T. AND LINDA A. MASSINGILL, UNDER H.C.C.F. NO. T158990, A DISTANCE OF 120.00 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS SAID TRACT;

THENCE, NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, ACROSS AND THROUGH LOT 3, WITH THE NORTH LINE OF A TRACT RECORDED IN THE NAME OF KANICHE KHALIL, UNDER H.C.C.F. NO. 20130161611, A DISTANCE OF 125.00 FEET TO A ½ INCH IRON ROD SET ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF BUNKER HILL ROAD AND BEING THE SOUTHWEST CORNER OF THIS SAID TRACT;

THENCE, NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF BUNKER HILL ROAD, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

SURVEY OF

A TRACT OF LAND BEING THE SOUTH PART OF LOT 4 AND THE NORTH PART OF LOT 3, BLOCK 2, TIMBER HILL MANOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 74 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), HARRIS COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF MINH LY AND VALERIE LY UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20130403863 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. FENCES DOES NOT FOLLOW PROPERTY LINES AS SHOWN.
4. PORTION OF "TWO STORY STUCCO & FRAME" IS OVER THE 30' B.L.
5. PORTION OF THE FLAGSTONE IS INTO THE 5' U.E.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X" MAP # 48201C, PANEL 0645L, DATED 06-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF _____ – _____ of _____ – _____

Henry M. Santos

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2016, Advance Surveying, Inc.(Email: advance_survey@yahoo.com)

PURCHASER: –	SCALE: 1" = 20'
ADDRESS: 718 BUNKER HILL ROAD HOUSTON, TEXAS 77024	FIELD WORK: 02-05-16/BM
	DRAFTING: 02-08-16/DB
LENDER: –	FINAL CHECK: 02-08-16/AT
TITLE CO.: –	REVISIONS:
JOB NO.: 026219-16-01	
G.F. NO.: –	
KEY MAP: 490F	

PHONE: 281 530-2939
FAX: 281 530-5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200