

**HARRIS COUNTY, TEXAS**  
**VICINITY MAP**  
SCALE: 1" = 2,000'

**BENCHMARK PUBLISHED ELEVATION — 82.49**  
HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 210330, IS A BRASS DISC STAMPED W/67 BMO3, LOCATED TRAVELING FROM THE INTERSECTION OF IH-10 AND NORTH DAIKY ASHFORD ROAD, TRAVEL NORTH ON NORTH DAIKY ASHFORD ROAD APPROXIMATELY 0.7 MILE TO A CULVERT. MONUMENT IS LOCATED ON SOUTH HEADWALL.

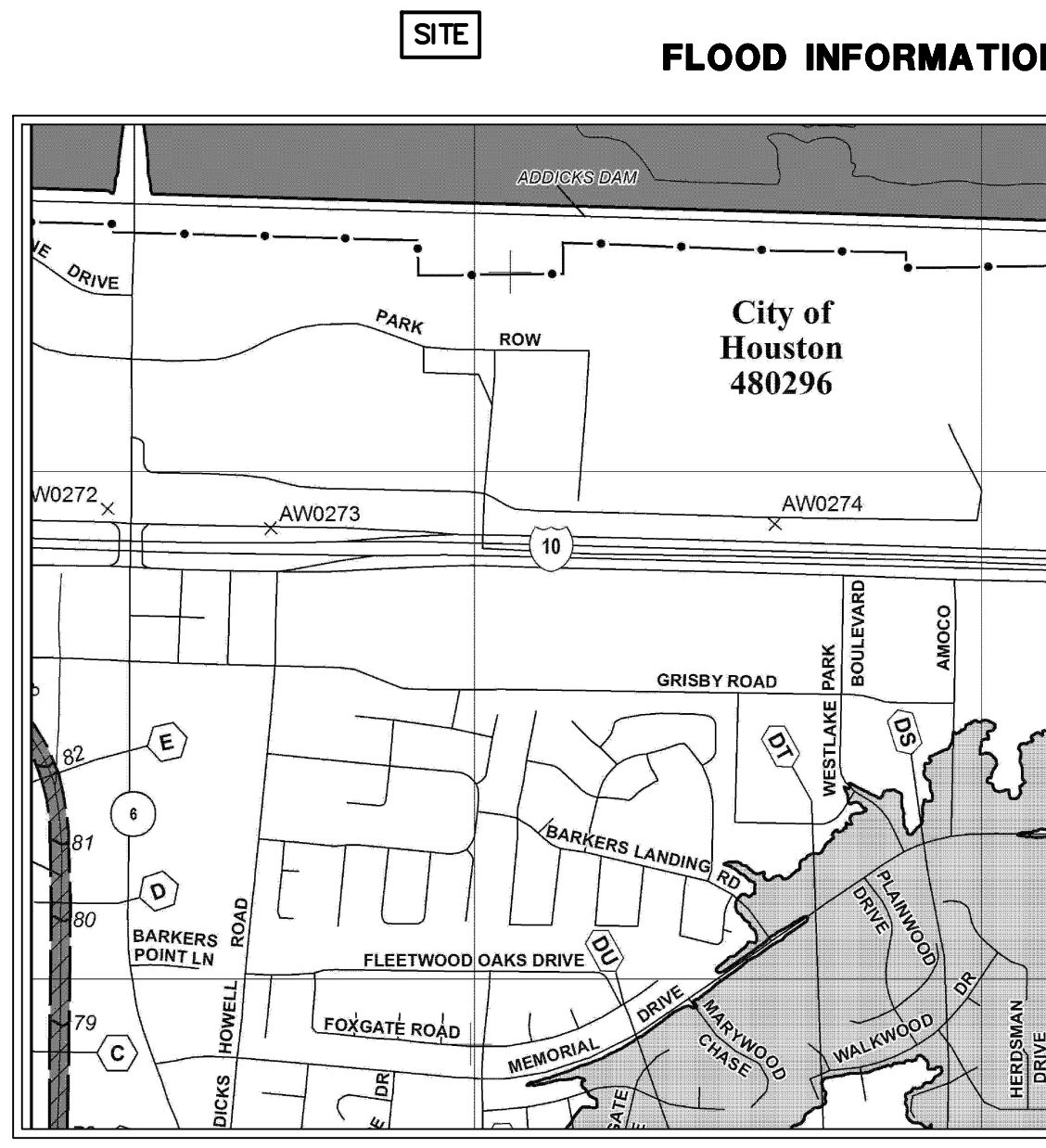
**TEMPORARY BENCHMARK "A" ELEVATION — 90.04**  
TBM A IS A BOX CUT ON A C-1 TYPE INLET. THE INLET IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PARK ROW AND ADDICKS PARK AND RIDE.

**TEMPORARY BENCHMARK "B" ELEVATION — 84.13**  
TBM B IS A BOX CUT ON A C-1 TYPE INLET. THE INLET IS LOCATED IN THE NORTHERN R.O.W. OF THE KATY FREEWAY FRONTAGE ROAD, AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT. APPROXIMATELY 135 FEET WEST FROM THE SOUTHEAST.

**LEGEND**

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

BO	BOLLARD	PLM	PIPELINE MARKER
HC	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTC	CATHODE TEST LEAD
GV	GAS VALVE	WM	MONITORING WELL
FH	FIRE HYDRANT	P	PIN FLAG/PAIN MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TO	TOP OF GRATE
FI	FLOW INLET	FL	FLOW LINE
MI	MANHOLE	HB	HIGHBANK
CS	CLEANOUT	SM	SANITARY SEWER
ST	STORM SEWER	ST	STORM SEWER
TP	TELEPHONE PEDESTAL	CMF	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPF	CORRUGATED PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	RP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
SL	SOUTHWESTERN BELL TELEPHONE CO.	WB	WATER
UP	UNDERGROUND	U	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FN	FOUND
PP/L	POWER POLE W/LIGHT	H.C.C.F.	HARRIS COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	H.C.D.R.	HARRIS COUNTY DEED RECORDS
MP	METER POLE	H.C.M.R.	HARRIS COUNTY MAP RECORDS
SP	SERVICE POLE	IP	IRON PIPE
GA	GUY ANCHOR	IR	IRON ROD
OL	OVERHEAD POWER LINE	NO.	NUMBER
WF	WOOD FENCE	PA	PAGE
CF	CHAINLINK FENCE	NO.	NUMBER
AP	APPROXIMATE	BL	BUILDING LINE
APPROX.	APPROXIMATE	UE	UTILITY EASEMENT
H	HIGHBANK	T	TREE/SHRUB
S	SIGN		



**FIRM FLOOD INSURANCE RATE MAP**

**HARRIS COUNTY, TEXAS AND INCORPORATED AREAS**

**PANEL 620 OF 1150**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

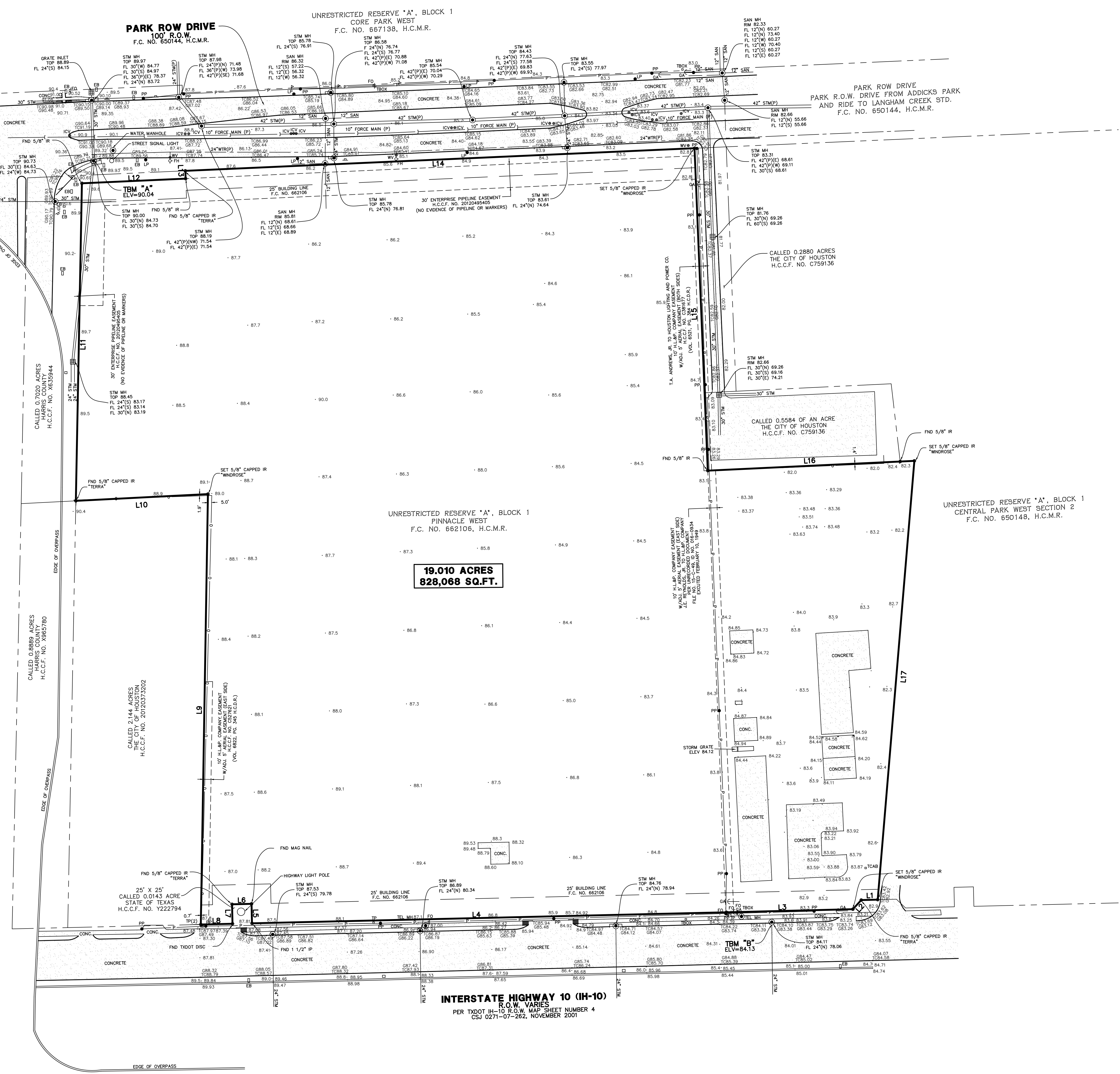
**CONTAINS:**

HARRIS COUNTY	MAKER	DATE	SHEET
HARRIS COUNTY	480296	06/20	11

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number below should be used when requesting electronic files for the subject community.

**MAP NUMBER**  
48201C0620M

**MAP REVISED**  
NOVEMBER 15, 2019



**DESCRIPTION**

UNRESTRICTED RESERVE "A", BLOCK 1 OF PINNACLE WEST, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 662106 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE JOEL WHEATON SURVEY ABSTRACT 80, HARRIS COUNTY, TEXAS.

**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 371001035 OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 20, 2013, ISSUED DATE OF MAY 20, 2013 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99998514.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0620M REVISED/DATED NOVEMBER 15, 2019, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS MADE 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.
- DEVELOPMENT OF THIS TRACT IS NOT SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLACING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK CONSTRAINTS. ALONG ANY ADJOINING ZONE "X", THIS DETERMINATION WAS MADE 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.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- 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.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 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.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND NOT ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SUD SURFACE ELEVATIONS.
- GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT ENERGY DOCUMENT NUMBER C7201409 AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
- 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 THE SUBJECT TRACT (TAX ID NO. 123456789) IS D WILCREST DRIVE, HOUSTON, TX 77044. (THERE WAS NO OBSERVED EVIDENCE OF A PHYSICAL ADDRESS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY).
- 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.
- THE SUBJECT TRACT LIES WITHIN UNINCORPORATED HARRIS COUNTY. THERE IS NO ZONING DESIGNATION FOR THIS AREA.
- WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO REGULAR STRIPED PARKING SPACES AND NO HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY. (THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY).
- WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

**SCHEDULE 'B' NOTES**

- EASEMENT 10 FEET IN WIDTH ALONG THE EASTERLY PROPERTY LINE OF SUBJECT PROPERTY TOGETHER WITH AN AERIAL EASEMENT 20 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED THERE TO, AND TOGETHER WITH A DOWN GUY EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT RECORDED UNDER HARRIS COUNTY FILE NO. C381677.
- EASEMENT 10 FEET IN WIDTH ALONG A PORTION OF THE MOST SOUTHERLY WEST PROPERTY LINE OF SUBJECT PROPERTY TOGETHER WITH AN AERIAL EASEMENT 20 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT THERETO, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. C527621. (AFFECTS SUBJECT TRACT, AS SHOWN HEREON).
- SUBJECT TO ORDER SETTING BUILDING LINES FOR THE EXTENSION OF PARK ROW, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. H612065. (AFFECTS SUBJECT TRACT, NO SPECIFIED WIDTH GIVEN).
- AFFIDAVIT TO THE PUBLIC RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. S068533.(NOT PLOTTABLE).
- ACCESS ALONG THE PROPOSED NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY IS PARTIALLY DENIED, AS SET FORTH IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y222794. THE COMPANY BY THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY ANY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS AND/OR EGRESS TO THE ABOVE DESCRIBED PROPERTY FROM INTERSTATE HIGHWAY 10 OR SERVICE ROAD WHICH THE PROPERTY ABUTS.
- GRANT OF EASEMENT 30 FEET WIDE, GRANTED TO ENTERPRISE CRUDE PIPELINE LLC, FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20120495405.(AS SHOWN HEREON).

**SURVEYOR'S CERTIFICATION**

TO: TRANSWESTERN DEVELOPMENT COMPANY  
CHICAGO-TITELINSURANCE COMPANY

DATE: 05/31/2022

Lucas G. Davis  
Registered Professional Land Surveyor  
Texas Registration No. 60919

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2022.

**WINDROSE LAND SURVEYING & PLATTING**

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77062 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA / NSPS LAND TITLE & TOPOGRAPHIC SURVEY OF UNRESTRICTED RESERVE "A", BLOCK 1 PINNACLE WEST F.C. NO. 662106, H.C.M.R.

SITUATED IN THE JOEL WHEATON SURVEY ABSTRACT NO. 80 HARRIS COUNTY, TEXAS

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°30'56" W	21.13'
L2	S 42°24'51" W	15.89'
L3	N 88°36'56" E	162.27'
L4	N 88°40'01" E	628.83'
L5	N 01°19'50" W	25.00'
L6	S 88°40'10" W	25.00'
L7	S 01°19'50" W	25.00'
L8	S 88°40'10" W	40.66'
L9	N 00°56'45" E	552.24'
L10	S 87°25'51" W	169.60'
L11	N 01°05'30" E	407.43'
L12	N 87°25'51" E	133.19'
L13	N 02°26'51" W	103.04'
L14	N 87°27'34" E	653.88'
L15	S 02°21'17" E	413.93'
L16	N 87°17'41" E	285.33'
L17	S 04°46'35" W	564.88'

**REVISIONS**

DATE	REASON	BY

FILED BY: RP CHECKED BY: GA JOB NO: 57775  
DRAWN BY: CW DATE: MAY 2022 SHEET NO. 1 OF 1