

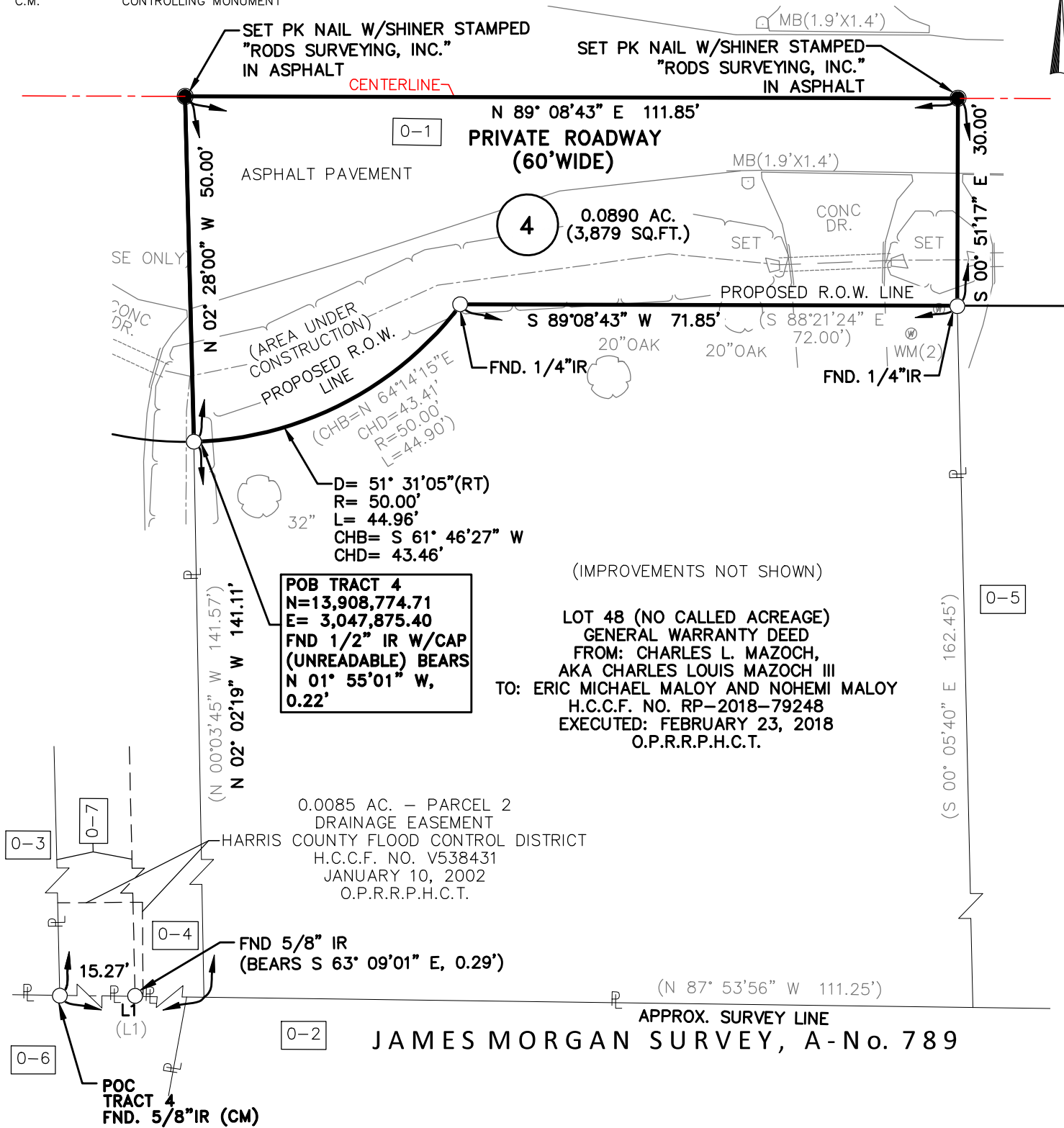
ABBREVIATIONS:
AC. ACRE
D.R.H.C.T. DEED RECORDS OF HARRIS COUNTY, TEXAS
H.C.C.F. NO. HARRIS COUNTY CLERK FILE NUMBER
M.R.H.C.T. MAP RECORDS OF HARRIS COUNTY, TEXAS
O.P.R.R.P.H.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
VOL., PG. VOLUME, PAGE
() DEED RECORD INFORMATION
C.M. CONTROLLING MONUMENT



SCALE 1"=20'



JAMES MORGAN SURVEY, A-No. 788



PROPOSED TRACT							
TRACT NO.	EXIST. ACRES	OWNERSHIP DEED	OWNER	TAKING ACRES	TAKING SQ. FT.	TAKING AREA ENCUMBERED BY EXISTING EASEMENTS	REMAINING ACRES
4	CALC. 0.4894	RP-2018-79248	ERIC MICHAEL MALOY AND NOHEMI MALOY	0.0890	3,879	N/A	0.4004

GENERAL NOTES:

- ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.), AS OBSERVED DURING JUNE, 2018. BEARINGS ARE BASED ON GRID NORTH.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (2001 ADJ. - TSARP).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR (CAF) OF 0.9999187855, USING THE FORMULA: SURFACE X CAF = GRID
- HORIZONTAL COORDINATES SOLUTIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED DURING JUNE, 2018 AND FROM REFERENCE STATION "HROD", MANAGED BY RTKNET.COM.

I JOHN DAVID KENNEY, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION DURING JULY 2021, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY.

WITNESS MY HAND AND SEAL AT HOUSTON TEXAS THIS 16th DAY OF JULY, A.D. 2021

JOHN DAVID KENNEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2080, STATE OF TEXAS



07/16/2021
DATE

(NOTES CONTINUE ON SHEET 5 OF 5)

UPIN NUMBER 21289MF21501



HARRIS COUNTY
ENGINEERING DEPARTMENT

RODS
Surveying, Inc.

6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPELS SURVEYING FIRM REG. No. 10030700



066-21811-011 CYPRESS PLACE

PROJECT TITLE: EMERALD FOREST SUBDIVISIONS ROAD AND DRAINAGE IMPROVEMENTS (CYPRESS PLACE - PH. II)

DRAWN BY: AHE

CK'D BY: JDK

SCALE: 1" = 20'

DATE: 7/01/2021

SHEET DESCRIPTION:

TRACT 4
SURVEY OF A 0.0890 ACRE
(3,879 SQUARE FEET)

APPROVED BY: JOHN DAVID KENNEY

JOB NO:

FILE NAME:

FILE NO:

SHEET NO:

4 OF 5



SCALE 1"=20'



0-1

0.8795 AC. TRACT B
PRIVATE ROADWAY DEDICATION
(CYPRESS PLACE DRIVE)
H.C.C.F. NO. T917420
EXECUTED: AUGUST 18, 1999
O.P.R.R.P.H.C.T

0-2

NO CALLED ACREAGE - LOT 1
REPLAT OF EDGEWOOD ESTATES -
VOL 94 PG 41 M.R.H.C.T.
WARRANTY DEED
FROM: SANDRA J. GEBHARDT
TO: VERONICA HUMPHREY
H.C.C.F. NO. U035774
EXECUTED: OCTOBER 12, 1999
O.P.R.R.P.H.C.T.

0-3

NO CALLED ACREAGE - TRACT 219
MOSSY OAKS ESTATES (UNRECORDED)
GENERAL WARRANTY DEED
FROM: RICHARD K. FULLER
TO: CHRISTOPHER DALE MOORE & WIFE
MICHELLE MABEE MOORE
H.C.C.F. NO. V917414
EXECUTED: JUNE 28, 2002
O.P.R.R.P.H.C.T.

0-4

CALLED 0.4410 AC.
LOT 47 - TRACT 1
WARRANTY DEED WITH VENDOR'S LIEN
FROM: BETSY SCOFIELD & ASSOCIATES, INC.
TO: GARY D. SCHERER
H.C.C.F. NO. U724545
EXECUTED: NOVEMBER 3, 2000
O.P.R.R.P.H.C.T.

0-5

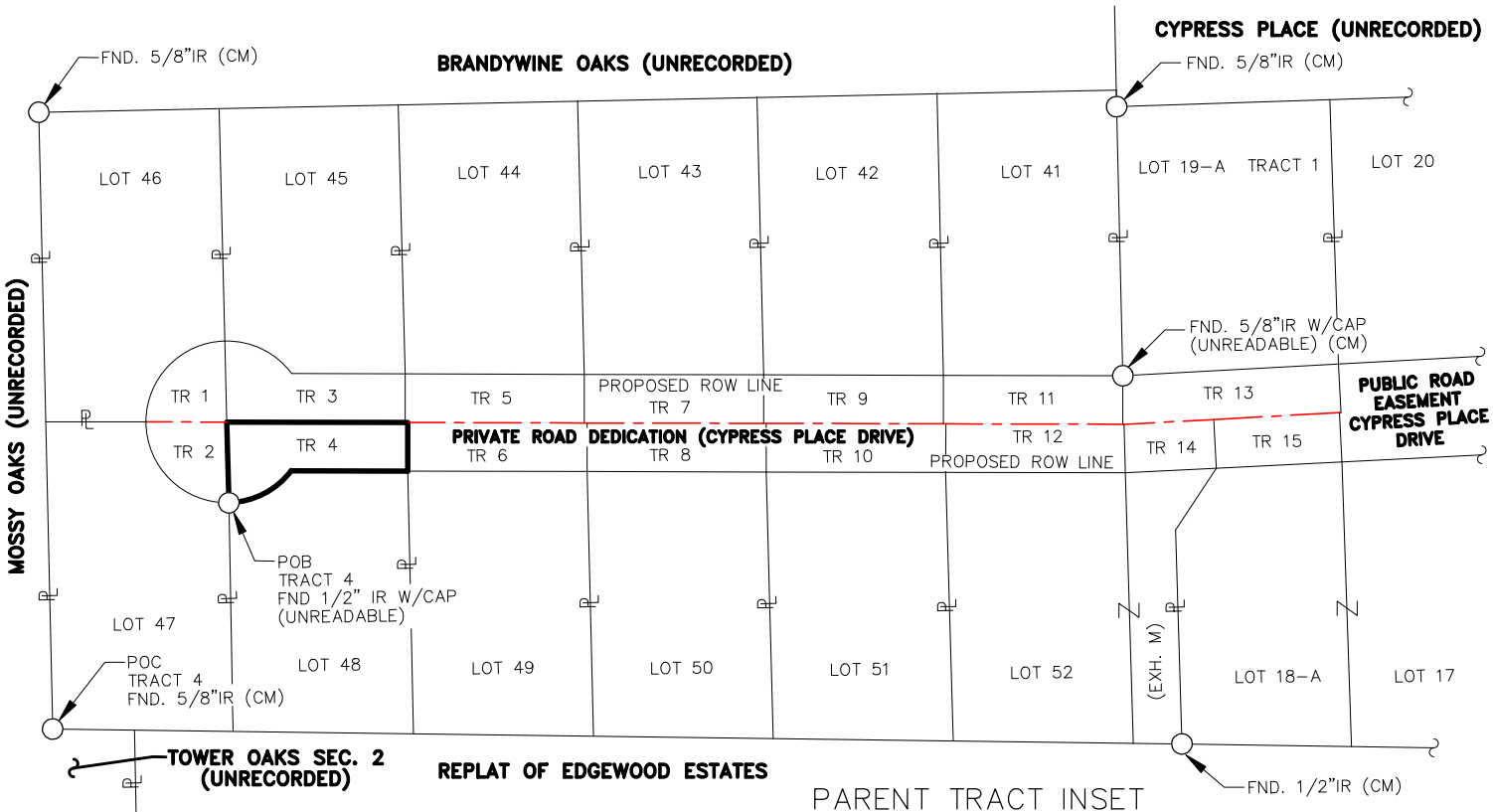
CALLED 0.4132 AC. - LOT 49
WARRANTY DEED WITH VENDOR'S LIEN
FROM: KARL W. WITHEROW AND KAREN S. WITHEROW
TO: JORGE SAUCEDO, JR.
AND WIFE ADRIANA SAUCEDO
H.C.C.F. NO. RP-2017-282516
EXECUTED: JUNE 22, 2017
O.P.R.R.P.H.C.T.

0-6

0.6854 AC. - LOT 1
TOWER OAKS, SECTION 2 (UNRECORDED)
WARRANTY DEED W/ VENDOR'S LIEN
FROM: CARTUS FINANCIAL CORPORATION
TO: LAURA C. HIGBIE
H.C.C.F. NO. 20120576954
EXECUTED: DECEMBER 11, 2012
O.P.R.R.P.H.C.T.

0-7

0.0804 AC.
DRAINAGE EASEMENT
HARRIS COUNTY
H.C.C.F. NO. RP-2020-323790
EXECUTED: JULY 1, 2020
O.P.R.R.P.H.C.T.



LINE TABLE		
L1	N 89° 45'43" E	111.42'
(L1)	(N 87°47'19" W)	(111.12')

GENERAL NOTES CONTINUE:

5. ELEVATIONS HAVE BEEN ESTABLISHED VIA DIFFERENTIAL LEVELING, HOLDING FIXED THE PUBLISHED ELEVATION FOR HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 150190.
6. OBSERVATIONS MADE TO RM150185 IS AS FOLLOWS:
- | | | | | |
|--------|-------------|------------|--------|-----|
| 150185 | 13908283.94 | 3056820.63 | 122.26 | PUB |
| 150185 | 13908284.10 | 3056820.67 | 122.38 | OBS |
7. BY GRAPHIC PLOTTING ONLY, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0430M REVISED OCTOBER 16, 2013, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN).
8. TOPOGRAPHIC DATA SHOWN ON THE ASSOCIATED SURVEY PLAT IS FROM JUNE 2018.

GENERAL NOTES CONTINUE:

9. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATE PROVIDED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALISTS) G.F. # 2137072A-6 DATED JUNE 14, 2021.
- SUBJECT TO FOLLOWING EASEMENTS:
- RIGHT OF WAY TO HUMBLE PIPE LINE COMPANY AS RECORDED IN VOLUME 906, PAGE 431 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (N/A)
 - PRIVATE ROADWAY DEDICATION AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. T917420.

UPIN NUMBER 21289MF21501



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