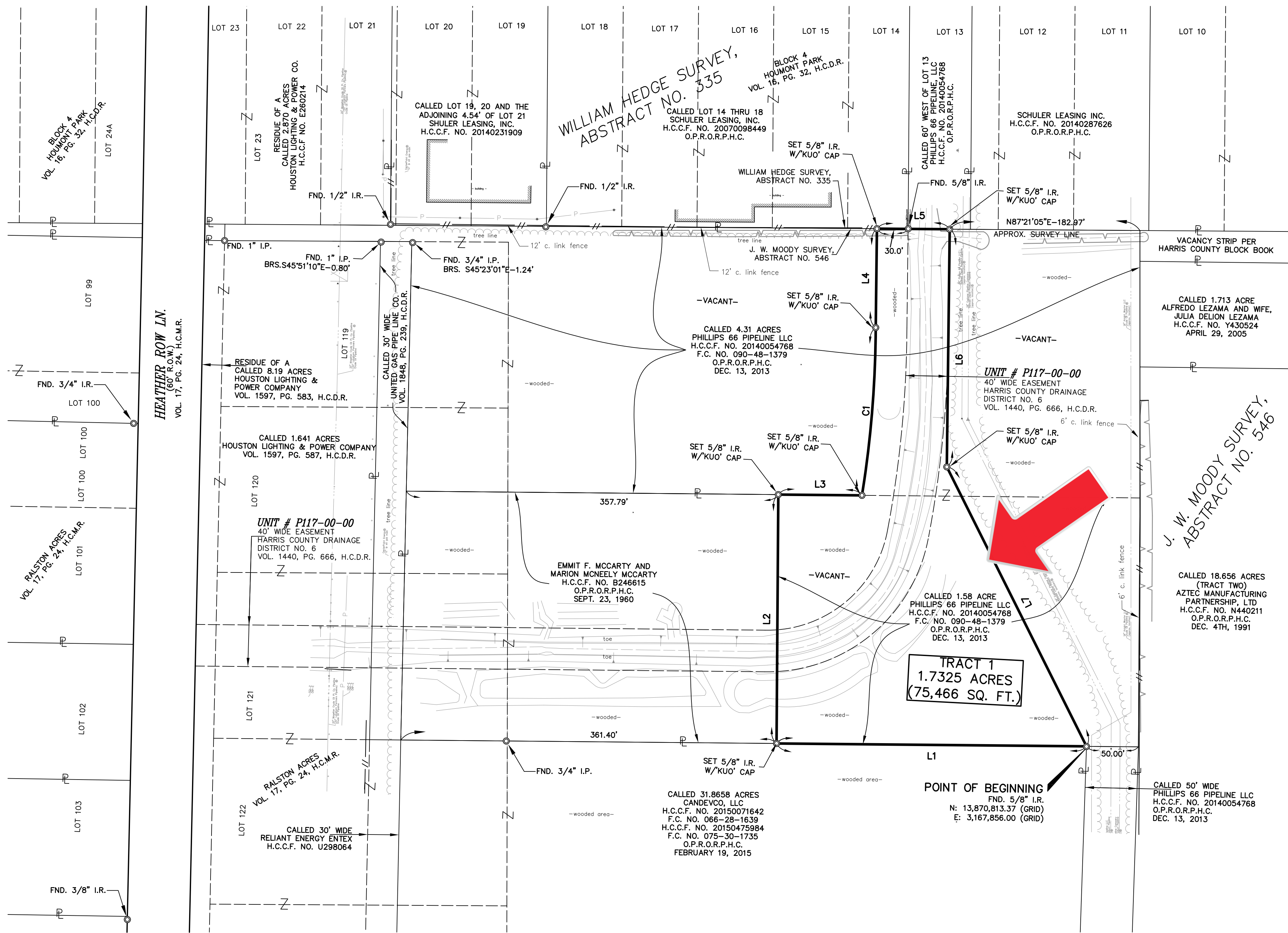


S:\Proj-2021\21078 (P20004 RALSTON ACRES)\Dwgs\ROW\BNDY-21078 - TRACT 1-rev061722.dwg



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S87°29'03"W	298.08'
L2	N02°38'57"W	239.25'
L3	N87°29'03"E	80.48'
L4	N02°20'55"W	95.04'
L5	N87°21'05"E	70.00'
L6	S02°20'55"E	228.48'
L7	S29°36'50"E	300.36'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	162.00'	1,041.60'	08°54'41"

TRACT DATA							
TRACT NO.	OWNER	HCAD ACCOUNT NO	VESTING DEED O.P.R.O.R.P.H.C.	EXIST ACREAGE	TAKING	TAKING WITHIN EXISTING EASEMENT	REMAINDER
TRACT: 1	PHILLIPS 66 PIPELINE LLC	0432120010185 0432120010206	H.C.C.F. NO. 20140054768	5.89 AC. (256,568 SQ.FT.)	1,7325 AC.	0.4368 ACRE (19,027 SQ. FT.)	4,1575 AC. (181,102 SQ.FT.)

ABBREVIATIONS

- P.—PROPERTY LINE
- Z.—LAND HOOK
- A.E.—AERIAL EASEMENT
- B.L.—BUILDING LINE
- FND.—FOUND
- H.C.C.F. NO.—HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R.—HARRIS COUNTY DEED RECORDS
- H.C.M.R.—HARRIS COUNTY MAP RECORDS
- O.P.R.O.R.P.H.C.—OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY
- I.P.—IRON PIPE
- I.R.—IRON ROD
- P.O.B.—POINT OF BEGINNING
- P.O.C.—POINT OF COMMENCING
- SAN. S.E.—SANITARY SEWER EASEMENT
- STM. S.E.—STORM SEWER EASEMENT
- U.E.—UTILITY EASEMENT
- VOL., PG.—VOLUME AND PAGE
- W.L.E.—WATER LINE EASEMENT

LEGEND:

- ASPHALT SYMBOL
- B OR BB INLET
- C INLET
- CLEANOUT
- DOWN GUY
- E INLET
- ELEC MANHOLE
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GRATE INLET
- GRATE INLET
- MAIL BOX
- BRUSH ROW
- DITCH/SWALE CENTER LINE
- FENCE
- GAS LINE
- GUARD RAIL
- HEDGE ROW OR TREE LINE
- HIGH BANK
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM LINE
- TELEPHONE LINE
- UG STREET LIGHT CABLE
- WATER LINE
- MANHOLE
- PLANTER
- POWER POLE
- POWER POLE W/LT.
- SIGN
- SIGNAL POLE
- STREET LIGHT
- TREE
- TREE STUMP
- TREE—CREPE MYRTLE
- TREE—PINE
- WATER METER
- WATER VALVE

NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.
- THIS MAP WAS PREPARED WITH THE BENEFIT OF A CURRENT LIMITED TITLE CERTIFICATE PREPARED BY COURTHOUSE SPECIALISTS; JOB NO. 21374099-3; EFFECTIVE DATE: JULY 19, 2021.
- EXISTING UNDERGROUND UTILITY (IF ANY) INFORMATION (TYPE, SIZE & OWNERSHIP) ARE SHOWN APPROXIMATELY BASED ON THE AVAILABLE RECORD DRAWINGS AND FIELD VERIFICATION (WHERE FEASIBLE) WITHOUT PROBING AND EXCAVATION. NO WARRANTY IS MADE AS TO THE ACCURACY OR COMPLETENESS OF UTILITY LOCATION SHOWN ON THE DRAWING. CAUTION SHOULD BE EXERCISED WHEN EXCAVATING OR BORE AND JACKING IN THE VICINITY OF UNDERGROUND UTILITIES. OWNERS OF THE UTILITIES SHOULD BE NOTIFIED PRIOR SUCH ACTIVITIES. CALL UTILITY COORDINATING COMMITTEE AT 713-223-4567, AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THE STREET RIGHT-OF-WAY.
- THE PARENT TRACT OF THIS PROPERTY IS SUBJECT TO EASEMENTS RECORDED UNDER VOLUME 442, PAGE 508, VOLUME 611, PAGE 166, VOLUME 1334, PAGE 267 AND VOLUME 1334, PAGE 268, H.C.D.R., HOWEVER THE SAID EASEMENTS ARE NOT LOCATED WITHIN THIS PROPERTY.

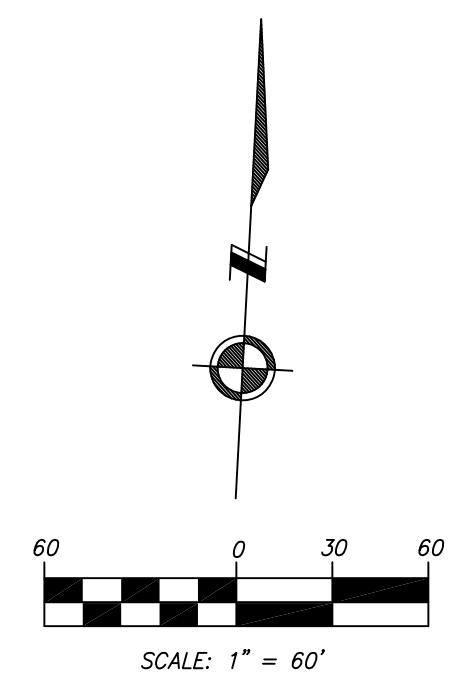
FEMA NOTES:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0705M, MAP REVISED JANUARY 6, 2017, THE SUBJECT PROPERTY FALLS ZONE 'X' (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY, 2020

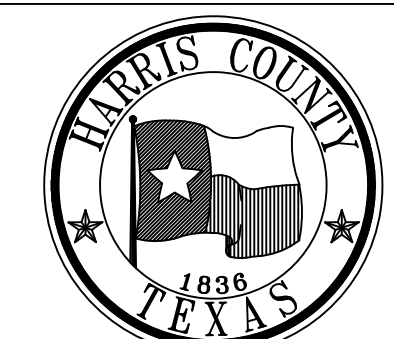
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

Shahen Chowdhury 06/14/22
SHAHEEN CHOWDHURY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 5858



NO.	REVISIONS	DATE	NAME
1	NEW BOUNDARY SHAPE	01/27/22	TQT
2	REVISED BOUNDARY SHAPE	06/14/22	TQT
3			
4			

HARRIS COUNTY
ENGINEERING DEPARTMENT



KUO
& associates, Inc.
Consulting Engineers
& Surveyors
10300 Westoffice Drive, Suite 800, Houston, Texas 77042
Tel: 713-975-8769, Fax: 713-975-0920, www.kuoassociates.com
TBPE Firm Registration No. F-4578
TBPLS Firm Registration No. 1007560

PROJECT TITLE:	RALSTON ACRES SUBDIVISION UPIN#19101MF16P01	
SHEET DESCRIPTION:	TRACT: 1 - 1.7325 ACRES (75,466 SQ. FT.)	
DRAWN BY:	TQT	ORIGINAL ISSUED DATE 08/27/21
CK'D BY:	SC	SHEET NO:
SCALE:	1" = 60'	