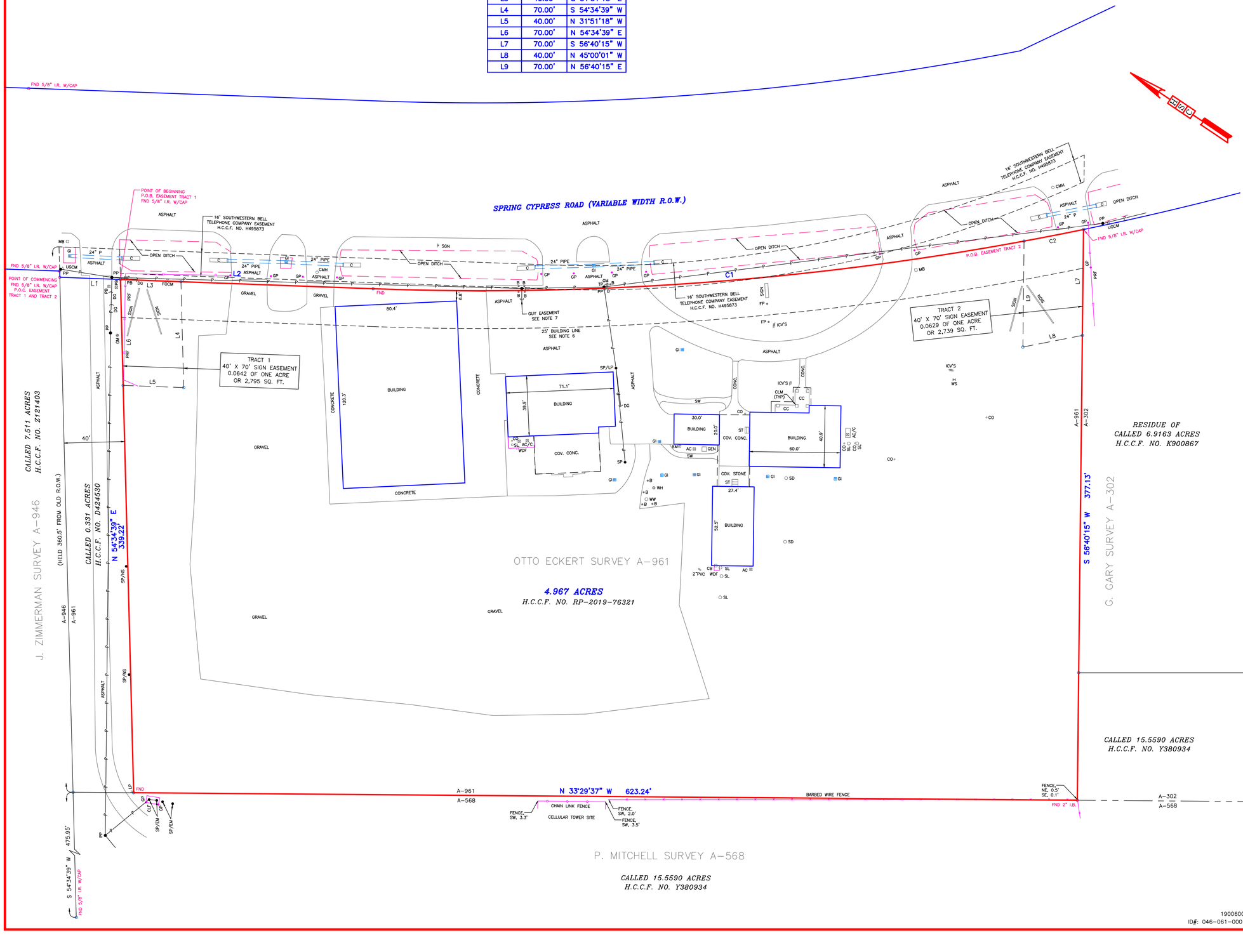
LINE	DISTANCE	BEARING
L1	40.08'	S 31°51'18" E
L2	166.96'	S 31°51'18" E
L3	40.00'	S 31°51'18" E
L4	70.00'	S 54°34'39" W
L5	40.00'	N 31°51'18" W
L6	70.00'	N 54°34'39" E
L7	70.00'	S 56°40'15" W
L8	40.00'	N 45°00'01" W
L9	70.00'	N 56°40'15" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1969.86	13°43'37"	471.94	237.10	S 38°43'07" E	470.81
C2	1969.86	01°09'48"	40.00	20.00	S 45°00'01" E	40.00



LEGEND:

AC = AIR CONDITIONER
B = BOLLARD
BWF = BARBED WIRE FENCE
C/CONC. = CONCRETE
CB = CONTROL BOX
CC = COVERED CONCRETE
CLF = CHAIN LINK FENCE
CLM = COLUMN
CO = CLEAN OUT
CMH = COMMUNICATIONS MANHOLE
D.R.H.C. = DEED RECORDS OF HARRIS COUNTY
DG = DOWN GUY
EM = ELECTRIC METER
FND = FOUND 5/8" I.R. W/CAP
FP = FLAG POLE
FOCM = FIBER OPTIC CABLE MARKER
GEN = GENERATOR
GI = GRATE INLET
GM = GAS METER
GP = GATE POST
H.C.C.F. NO. = HARRIS COUNTY CLERK'S FILE NUMBER
I.B. = IRON BAR
I.R. = IRON ROD
I.P. = IRON PIPE
ICV = IRRIGATION CONTROL VALVE
LP = LIGHT POLE
M.R.H.C. = MAP RECORDS OF HARRIS COUNTY
MB = MAILBOX
NS = NO SERVICE
P = PIPE
PB = PULL BOX
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
PP = POWER POLE
PRF = PIPE RAIL FENCE
SD = SATELLITE DISH
SGN = SIGN
SL = SEPTIC LID
SP = SERVICE POLE
ST = STEPS
SW = STONE WALK
TP = TELEPHONE PEDESTAL
UGCM = UNDERGROUND CABLE MARKER
WDF = WOOD FENCE
WH = WELL HEAD
WS = WATER SPIGOT
WW = WATER WELL

NOTES:

1. This survey was performed without the benefit of a current title report therefore all easements and other matters of record which may have been granted may not be shown hereon.
2. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), Derived from CORS site RODS.
3. Surveyor did not abstract tract.
4. ( ) indicates deed or plat call.
5. Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program – Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 480287 0245 M for Harris County, Texas, dated October 16, 2013. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
6. Subject to City of Houston Ordinance #85-1878 enacted October 23, 1985 pertaining to the platting and replatting of real property and establishment of building set back lines. A Certified Copy recorded under H.C.C.F. No. N253886 and having been amended by Ordinance No. 1999-262, enacted February 17, 1999.
7. The remaining portion of the 25' Houston Lighting & Power Company Down Guy Easement is shown in its approximate location. The 14.6' Down Guy Easement that is also shown in document is within the current right-of-way of Spring Cypress Road. (H.C.C.F. No. C384329)
8. Tract subject to terms, conditions and provisions contained in Order No. 70-1120-12 Texas Water Quality Board filed August 2, 1971 under H.C.C.F. No. D383021.
9. Tract being more particularly described by separate metes and bounds. See HSC file number A19-006.00D.
10. Revised and Updated October 23, 2026 to show new improvements and to show two sign easements.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

STATE OF TEXAS
HARRY H. HOVIS IV
4827
REGISTERED PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

HOVIS SURVEYING COMPANY
Land Surveys – Computer Mapping
5000 Cabbage – Spring, Texas 77379
(281) 320-9591
Acreage – Residential – Industrial – Commercial
Texas Firm Registration No. 10030400

STANDARD LAND SURVEY OF 4.967 ACRES OF LAND SITUATED IN THE OTTO ECKERT SURVEY, ABSTRACT NUMBER 961, HARRIS COUNTY, TEXAS.

DATE: FEBRUARY 13, 2019 SCALE: 1" = 30' JOB NO. 19-006-00

1900600A.DWG
ID#: 046-061-000-0002