

FND. 1/2" I.R. (CM)  
N=13,911,527.77  
E=3,038,673.20

P.O.B.  
N=13,911,475.09  
E=3,038,644.48

N 61° 23' 47" W  
- 45.03'

PARK FOREST DRIVE  
(60' R.O.W.)  
(VOL. 53, PG. 75; H.C.M.R.)

R = 330.00'  
Δ = 43° 10' 30"  
L = 248.67'  
CH = N39° 49' 02" W  
242.83'

Line #	Length	Direction
L1	80.68'	S28° 36' 13"W
L2	102.77'	S61° 23' 47"E
L3	35.00'	S28° 36' 13"W
L4	102.77'	N61° 47' 26"W
L5	150.34'	S28° 36' 13"W
L6	170.58'	S73° 36' 13"W
L7	303.62'	N61° 23' 47"W

R = 270.00'  
Δ = 43° 10' 01"  
L = 203.42'  
CH = N39° 48' 46" W  
198.64'

R = 270.00'  
Δ = 28° 20' 02"  
L = 133.52'  
CH = S47° 13' 46" E  
132.16'

R = 330.00'  
Δ = 10° 11' 18"  
L = 58.68'  
CH = S38° 09' 26" E  
58.60'

PARCEL 1  
11.012 ACRES  
(479,671 SQ. FT.)

CALLED 12.02 ACRES  
TIMBERLAKE ESTATES PROPERTY  
OWNERS ASSOCIATION, INC.  
H.C.C.F. No. 20140048829  
F.C. No. ER 053-74-1928  
O.P.R.R.P.H.C.

**BASIS OF BEARINGS:**  
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 (NAD 83) (2001 Adj.) THE COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000079206. ALL DISTANCES ARE SURFACE.

**BENCHMARK:**  
HARRIS COUNTY FLOODPLAIN REFERENCE MARK No. 110135  
DESCRIPTION: BRASS DISC STAMPED "110135 RESET 2012"  
LOCATION: FROM THE INTERSECTION OF HUFFMEISTER ROAD AND WHISPERING VALLEY DRIVE TRAVEL SOUTH ON HUFFMEISTER ROAD APPROXIMATELY 350 FEET TO BRIDGES OVER CYPRESS CREEK. MONUMENT IS IN SIDEWALK OF NORTH BOUND LANES BRIDGE AT NORTHEAST CORNER OF BRIDGE.  
ELEVATION = 134.24', NAVD 88

NOTE:  
SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRATERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS, BUT OUTSIDE OF ANOTHER MUNICIPALITY). IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORD. No. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 01, 1991, UNDER HARRIS COUNTY CLERK'S FILE No. N253886, AND AMENDED BY THE CITY OF HOUSTON UNDER ORD. No. 99-262.

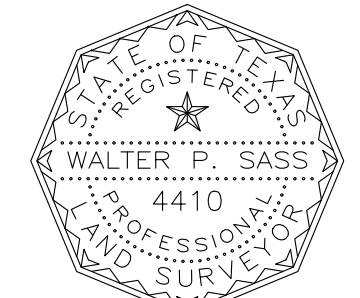
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM MAP No. 48201C0430M, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 16, 2013, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:  
DEED RESEARCH DONE BY WEISSER ENGINEERING & SURVEYING.

NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.

NOTE:  
THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES HEREIN STATED; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.

I, WALTER P. SASS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 28, 2020. THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEY STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY AND A CATEGORY 6, CONDITION II TOPOGRAPHIC SURVEY.



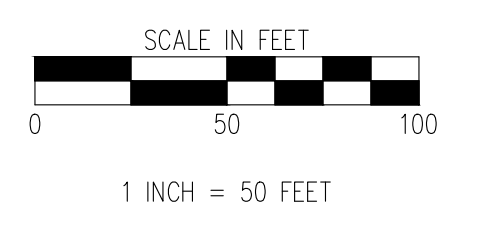
WALTER P. SASS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS, No. 4410

**ABBREVIATIONS**

C.M.	= CONTROL MONUMENT
F.N.C.	= FENCE
FND.	= FOUND
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
I.P.	= IRON PIPE
I.R.	= IRON ROD
N.F.I.F.	= NOT FOUND IN FIELD
No.	= NUMBER
O.P.R.R.P.H.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
P.T.P.	= PINCHED TOP PIPE
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FOOT/FEET
S.W.B.T.	= SOUTHWESTERN BELL TELEPHONE
TYP.	= TYPICAL
VOL., PG.	= VOLUME, PAGE

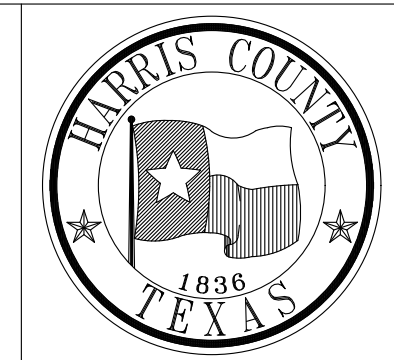
**SYMBOLS**

	= AIR CONDITIONER
	= AERIAL MARKER
	= "6B" INLET
	= "6I" INLET
	= "6C" INLET
	= "61" INLET
	= "62" INLET
	= "62a" INLET
	= CABLE PEDESTAL
	= CIRCLE GRATE INLET
	= "6D" INLET
	= "6E" INLET
	= ELECTRIC JUNCTION BOX
	= ELECTRIC MANHOLE
	= ELECTRIC PEDESTAL
	= UNDERGROUND TRANSFORMER
	= FIRE HYDRANT
	= GAS METER
	= GUY ANCHOR
	= LIGHT STANDARD
	= MAILBOX
	= MANHOLE
	= METER POLE
	= PIPELINE VENT
	= PIPELINE MARKER
	= POWER POLE
	= SAMPLE WELL
	= SHRUB
	= SIGN
	= TELEPHONE MANHOLE
	= TELEPHONE PEDESTAL
	= TEMPORARY BENCHMARK
	= TONE MARK
	= TRAFFIC CONTROL BOX
	= TRAFFIC SIGNAL POLE
	= TRANSFORMER POLE
	= VALVE
	= WATER METER



NO.	REVISIONS	DATE	NAME
1.	ADDRESSED COMMENTS	12/13/21	S.P.

HARRIS COUNTY  
ENGINEERING DEPARTMENT



PROJECT TITLE:	TIMBERLAKE ESTATES SUBDIVISION DRAINAGE IMPROVEMENTS
DRAWN BY:	S.P.
CK'D BY:	J.H.
SCALE:	1"=50'
DATE:	11/19/21
APPROVED BY:	
PROJECT UPIN:	19103MF17E01
SHEET DESCRIPTION:	BOUNDARY SURVEY
SHEET NO.:	01 / 01