

**8964 FM 762 ROAD,  
KATY, TEXAS**

BEING ALL OF THE CYNTHIA GIFFORD SUBDIVISION,  
A SUBDIVISION IN HARRIS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED UNDER PLAT NO. 20120018 OF THE PLAT  
RECORDS OF HARRIS COUNTY, TEXAS.

**ASSESSOR'S PARCEL INFORMATION AND ADDRESS:**  
0049-00-000-0683-901 (HARRIS COUNTY APPRAISAL DISTRICT)  
8964 FM 762 ROAD  
KATY, TEXAS 77489

**FLOOD NOTE:**  
AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 48157C0265L,  
DATED APRIL 2, 2014, ZONE "X". AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

**BASIS OF BEARINGS:**  
SOUTH 25°37'49" WEST, BEING THE EAST LINE OF THAT CERTAIN  
2.8973 ACRE TRACT OF LAND, KNOWN AS CYNTHIA GIFFORD  
SUBDIVISION, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT NO.  
20120018 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS.

**REFERENCES:**  
C.C.F.N.: 20120018  
C.C.F.N.: 2001016895

**NOTES:**

1. THE BASIS OF BEARINGS IS SOUTH 25°37'49" WEST, BEING THE EAST LINE OF THAT CERTAIN 2.8973 ACRE TRACT OF LAND, KNOWN AS CYNTHIA GIFFORD SUBDIVISION, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT NO. 20120018 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS.

2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY.

3. THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR FIRST AMERICAN TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER GF-17-6113-LC.

4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5. THE SYMBOLS REFLECTED IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.


6. SUBSURFACE UTILITIES, FOUNDATIONS, AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. THIS SURVEY IS LIMITED TO ABOVE GROUND FEATURES ONLY.

**SURVEYOR'S CERTIFICATE:**

I DO HEREBY CERTIFY TO:  
AMEGY BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY,  
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY COMPLETED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH, AND SUBSTANTIALITY COMPLIES WITH, THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

*Benjamin John Jauma*  
BENJAMIN JOHN JAUMA  
TEXAS RPLS# 6417  
DATED: APRIL 14, 2017



ACTION SURVEYING 10210 FUQUA STREET HOUSTON, TEXAS 77089 713-941-8600 TX FIRM: 10133600 www.actionsurveying.com	
REVISIONS	
DRAWN BY: SW	PROJ. MGR.: BJ
DATE: 04/10/17	
JOB#: 11090	SHEET 1 OF 2
FILENAME: E:\11090\DWG\8964 FM 762 ROAD.DWG	

**LEGAL DESCRIPTION:**

BEING A 2.897-ACRE TRACT OF LAND OUT OF THE JOSEPH KUYKENDALL SURVEY, A-49 AND BEING ALL OF THE CYNTHIA GIFFORD SUBDIVISION, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER (C.C.F.N.) 20120018, HARRIS COUNTY, TEXAS, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1.5-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF LOT 1, OF THE J.W. BLAKELEY SUBDIVISION, AS RECORDED IN VOLUME Q, PAGE 554, DEED RECORDS OF HARRIS COUNTY, TEXAS (D.R.F.B.C.T.), SAID IRON PIPE LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FM 762 (100.00' WIDE);

**THENCE** NORTH 79°32'32" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1139.58 FEET TO A POINT IN SAID RIGHT-OF-WAY LINE, FROM WHICH A 1/2-INCH IRON ROD BEARS SOUTHWESTERLY 0.71 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

**THENCE** NORTH 25°39'38" EAST, DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE EASTERLY LINE OF A CERTAIN 19.339-ACRE TRACT OF LAND DESCRIBED IN C.C.F.N. 1973045041, D.R.F.B.C.T., 935.89 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE SOUTHERLY LINE OF A CERTAIN 15.398-ACRE TRACT OF LAND DESCRIBED IN C.C.F.N. 20080162, D.R.F.B.C.T., SAID IRON ROD ALSO BEING THE NORTHWESTERLY CORNER HEREOF;

**THENCE** SOUTH 64°16'09" EAST, ALONG THE SOUTHERLY LINE OF SAID 15.398 ACRE TRACT, 137.42 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND IN THE WESTERLY LINE OF A CERTAIN 17.490-ACRE TRACT OF LAND DESCRIBED IN C.C.F.N. 2003073809, D.R.F.B.C.T., SAID IRON ROD ALSO BEING THE NORTHEASTERLY CORNER HEREOF;

**THENCE** SOUTH 25°37'49" WEST, ALONG THE WESTERLY LINE OF SAID 17.490 ACRE TRACT, 897.67 FEET TO A 1-INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FM 762, SAID IRON PIPE ALSO BEING THE SOUTHEASTERLY CORNER HEREOF;

**THENCE** NORTH 79°46'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 143.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2.897 ACRES (126,206.55 SQUARE FEET) OF LAND MORE OR LESS.

**GRISHAM, RODNEY A.  
& BEVERLY K.**  
C.C.F.N. 9820349  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS

**CITY OF RICHMOND SOUTH  
WASTEWATER TREATMENT  
PLANT**  
RESERVE "A"  
C.C.F.N. 20080162  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS

**CITY OF RICHMOND SOUTH  
WASTEWATER TREATMENT  
PLANT**  
RESERVE "A"  
C.C.F.N. 20080162  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS  
(15.398 Acres)

**FRALEY, LOWELL DAVID**  
C.C.F.N. 1973045041  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS

**BRANDY LAKE**  
C.C.F.N. 20120018  
HARRIS COUNTY, TEXAS  
(2.897 ACRES / 126,206.55 SQ. FT.)

**PATEL, NIRANJAN**  
C.C.F.N. 2003073809  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS  
(17.490 Acres)

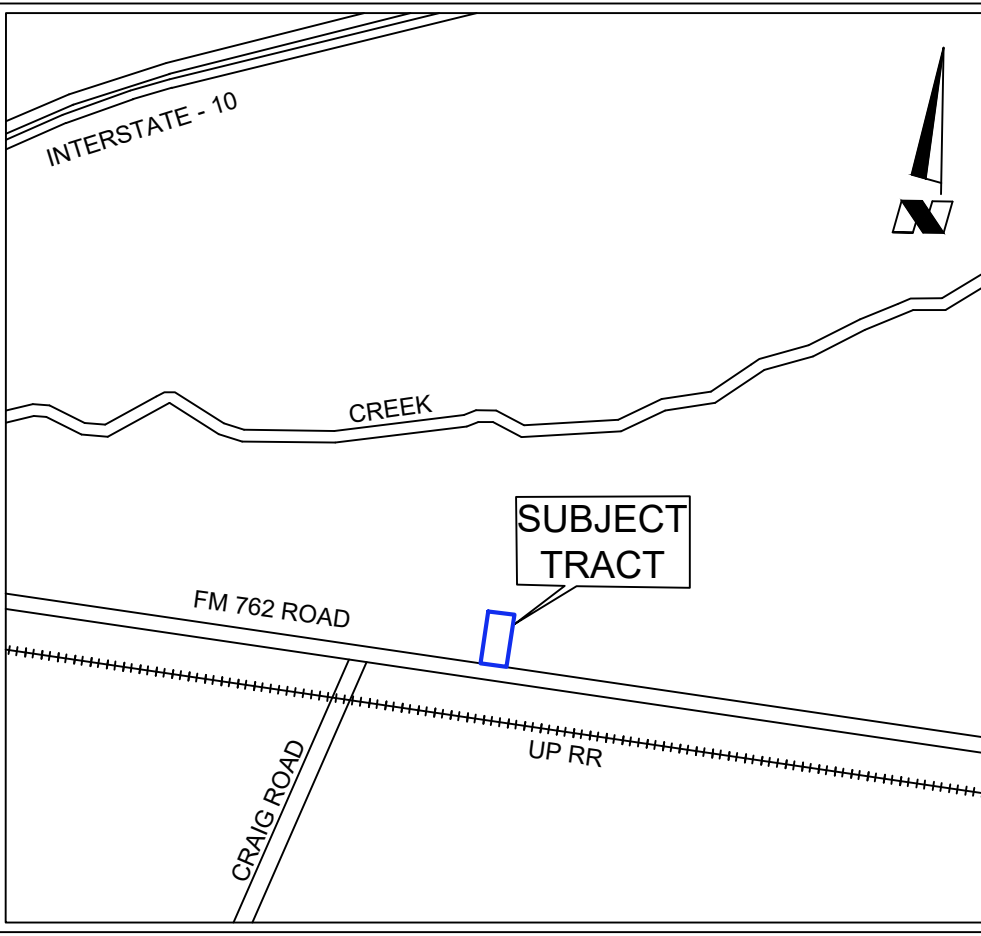
**P.O.C.**  
FND 1.5" IRON PIPE  
N 79°32'32" W - 1139.58'

**P.O.B.**  
FND 1/2" IRON  
ROD BEARS  
SW-0.71'

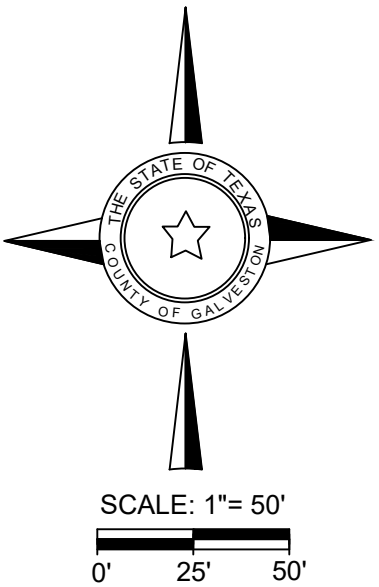
**FM 762 ROAD**  
(100.00' WIDE R.O.W.)  
N 79°46'00" W - 143.05'

FND 1" IRON PIPE

FND 1" IRON PIPE



**VICINITY MAP**  
NOT TO SCALE



**LEGEND:**

- |  |                          |
|--|--------------------------|
| F.B.C.M.R. - HARRIS COUNTY MAP RECORDS | B.L. - BUILDING LINE     |
| C.C.F.N. - COUNTY CLERK'S FILE NUMBER  | A.E. - AERIAL EASEMENT   |
| R.O.W. - RIGHT-OF-WAY                  | U.E. - UTILITY EASEMENT  |
| P.O.B. - POINT OF BEGINNING            | D.E. - DRAINAGE EASEMENT |
| P.O.C. - POINT OF COMMENCING           | - SUBJECT TRACT          |
|  | - EASEMENT               |

**TITLE COMMITMENT NOTES:**

THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER GF-15-6113-LC, DATED MARCH 23, 2017, AND ISSUED APRIL 3, 2017. ONLY THOSE EXCEPTIONS LISTED IN SAID TITLE COMMITMENT SCHEDULE 'B' WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW TO CORRESPOND TO ITEM LETTERS AND/OR NUMBERS IN SAID TITLE REPORT.

- 10c EASEMENT(S) FOR DRAINAGE, 20 FEET ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SET FORTH AND SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION. **DOES NOT AFFECT SUBJECT PROPERTY.**
- 10e AN UNOBSTRUCTED EASEMENT TEN (10) FEET WIDE, THE LOCATION OF WHICH IS SHOWN BY A CROSSHATCHED AREA ON SKETCH NO. 73-657, PREPARED BY HOUSTON LIGHTING & POWER COMPANY, THERETO ATTACHED AND MADE A PART THEREOF, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED NORTHWEST OF, ADJACENT TO AND ADJOINING SAID TEN (10) FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 595, PAGE 399 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20120018 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS. (AS TO RESERVES "A", "B" & "C"). **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10f AN UNOBSTRUCTED EASEMENT TEN (10) FEET WIDE, AT, BELOW AND FROM THE GROUND LEVEL UPWARD FOR GRANTEE'S OVERHEAD AND UNDERGROUND DISTRIBUTION SYSTEM, THE LOCATION OF WHICH IS SHOWN BY A CROSSHATCHED AREA ON SKETCH NO. 75-0611, PREPARED BY HOUSTON LIGHTING & POWER COMPANY, THERETO ATTACHED AND MADE AN INTEGRAL PART THEREOF, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED WESTERLY OF, ADJACENT TO AND ADJOINING SAID TEN (10) FOOT WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 658, PAGE 630 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20120018 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS. (AS TO RESERVES "A", "B" & "C"). **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10g A TWENTY (20) FOOT WIDE DRAINAGE EASEMENT ACROSS THE NORTHEAST PORTION AND AS REFLECTED BY THE PLAT RECORDED UNDER PLAT NO. 20120018 OF THE PLAT RECORDS OF HARRIS COUNTY, TEXAS. (AS TO RESERVE "C"). **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10h EASEMENT(S) FOR ACCESS, 15 FEET IN WIDTH, ALONG THE SOUTHWEST PROPERTY LINE, AS SET FORTH AND SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION. (RESERVE A, B AND C). **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10i BUILDING SET BACK LINE(S) 35 FEET IN WIDTH, ALONG THE SOUTHWEST PROPERTY LINE(S), AS SET FORTH AND SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION. (RESERVE B). **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10j BUILDING SET BACK LINE(S) 15 FEET IN WIDTH, ALONG THE NORTHWEST PROPERTY LINE(S), AS SET FORTH AND SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION. (RESERVE A AND B). **AFFECTS A PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.**
- 10k BUILDING SET BACK LINE(S) 15 FEET IN WIDTH, ALONG THE SOUTHWEST PROPERTY LINE(S), AS SET FORTH AND SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION/ADDITION. (RESERVE A, B AND C). **AFFECTS ENTIRE SUBJECT PROPERTY.**

**ALTA / LAND TITLE SURVEY FOR  
8964 FM 762 ROAD,  
KATY, TEXAS**

BEING A 2.897 ACRES OF LAND SITUATED  
IN THE JOSEPH KUYKENDALL SURVEY, A-49,  
BEING ALL OF THE CYNTHIA GIFFORD SUBDIVISION  
AS DESCRIBED IN C.C.F.N. 20120018, HARRIS COUNTY RECORDS  
CITY OF KATY  
HARRIS COUNTY, TEXAS

**LAND TITLE SURVEY  
FOR  
8964 FM 762 ROAD,  
KATY, TEXAS**

**CITY OF RICHMOND  
SOUTH WASTEWATER  
TREATMENT PLANT  
RESERVE "A"  
C.C.F.N. 20080162  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS**

**FRALEY, LOWELL DAVID**  
C.C.F.N. 1973045041  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS

**SURVEYOR'S CERTIFICATE:**

I DO HEREBY CERTIFY TO:  
AMEGY BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY,  
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

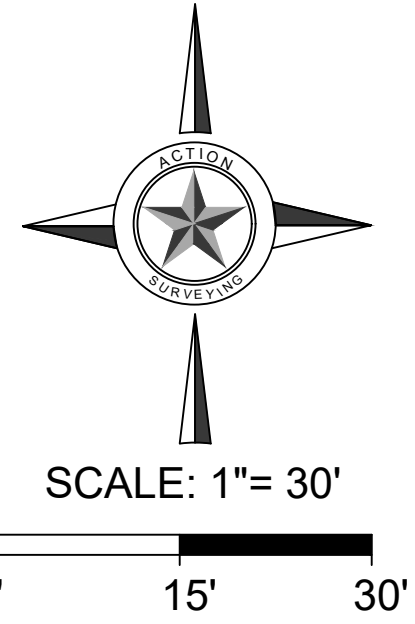
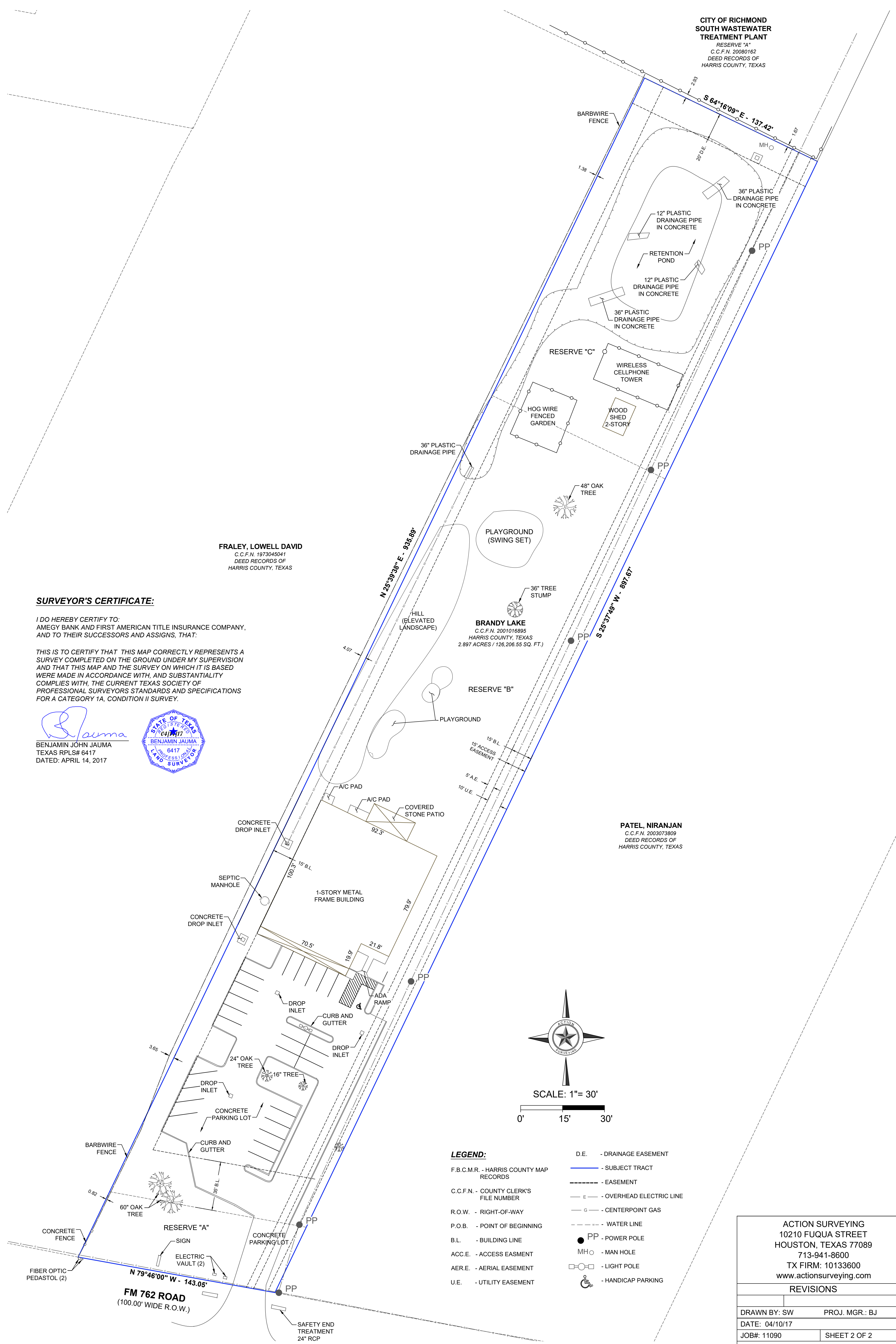
THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A  
SURVEY COMPLETED ON THE GROUND UNDER MY SUPERVISION  
AND THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH, AND SUBSTANTIALLY  
COMPLIES WITH, THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS  
FOR A CATEGORY 1A, CONDITION II SURVEY.

*Benjamin John Jauma*  
**BENJAMIN JOHN JAUMA**  
TEXAS RPLS# 6417  
DATED: APRIL 14, 2017



**BRANDY LAKE**  
C.C.F.N. 2001016895  
HARRIS COUNTY, TEXAS  
2.897 ACRES / 126,206.55 SQ. FT.)

**PATEL, NIRANJAN**  
C.C.F.N. 2003073809  
DEED RECORDS OF  
HARRIS COUNTY, TEXAS



**LEGEND:**

- |  |                          |
|--|--------------------------|
| F.B.C.M.R. - HARRIS COUNTY MAP RECORDS | D.E. - DRAINAGE EASEMENT |
| C.C.F.N. - COUNTY CLERK'S FILE NUMBER  | — SUBJECT TRACT          |
| R.O.W. - RIGHT-OF-WAY                  | - - - EASEMENT           |
| P.O.B. - POINT OF BEGINNING            | — OVERHEAD ELECTRIC LINE |
| B.L. - BUILDING LINE                   | — CENTERPOINT GAS        |
| ACC.E. - ACCESS EASEMENT               | - - - WATER LINE         |
| AER.E. - AERIAL EASEMENT               | ● PP - POWER POLE        |
| U.E. - UTILITY EASEMENT                | ○ MH - MAN HOLE          |
|  | □ □ - LIGHT POLE         |
|  | ♿ - HANDICAP PARKING     |

ACTION SURVEYING 10210 FUQUA STREET HOUSTON, TEXAS 77089 713-941-8600 TX FIRM: 10133600 www.actionssurveying.com	
REVISIONS	
DRAWN BY: SW	PROJ. MGR.: BJ
DATE: 04/10/17	
JOB#: 11090	SHEET 2 OF 2
FILENAME: E:\11090\DWG\8964 FM 762 ROAD.DWG	