



## LEGEND

- EXISTING ROW LINE
- PROPOSED ROW LINE
- SURVEY LINE
- COUNTY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROP. TEMPORARY EASEMENT LINE
- CITY LIMITS LINE
- FENCE
- ||||| RAILROAD
- ← FEE HOOK

- SET 5/8" IR W/TXDOT ALUM CAP (UNLESS OTHERWISE NOTED)
- FOUND 5/8 IR W/TXDOT ALUM CAP
- SET MONUMENT (AS INDICATED)
- FOUND MONUMENT (AS INDICATED)
- ① PARCEL NUMBER

O.P.R.R.P.H.C.T. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS

H.C.D.R. — HARRIS COUNTY DEED RECORDS

H.C.M.R. — HARRIS COUNTY MAP RECORDS

H.C.C.F. NO. — HARRIS COUNTY CLERK'S FILE NUMBER

F.C. — FILM CODE

I.R. — IRON ROD

I.P. — IRON PIPE

B.S.L. — BUILDING SETBACK LINE

P.O.B. — POINT OF BEGINNING

P.O.C. — POINT OF COMMENCING

(N00°00'00"W) — DEED CALLS

### NOTE:

\*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

### NOTES:

1. DATUM STATEMENT: ALL BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO THE TXDOT VRS NETWORK WHICH IS TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NRS) AND BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH: 2010.00. BASED ON TXDOT RTN MOUNTPOINT NAD 83(2010)-EAST\_VRS\_RTCM, ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

2. FIELD SURVEYING PERFORMED JUNE 2016 — SEPTEMBER 2016.

3. ABSTRACTING WAS COMPLETED IN JUNE 2016.

4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

5. THE UNIT OF MEASURE IS THE U.S. SURVEY FEET.

6. STATIONING IS BASED OFF THE PROPOSED F.M. HIGHWAY 1960 ALIGNMENT.

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

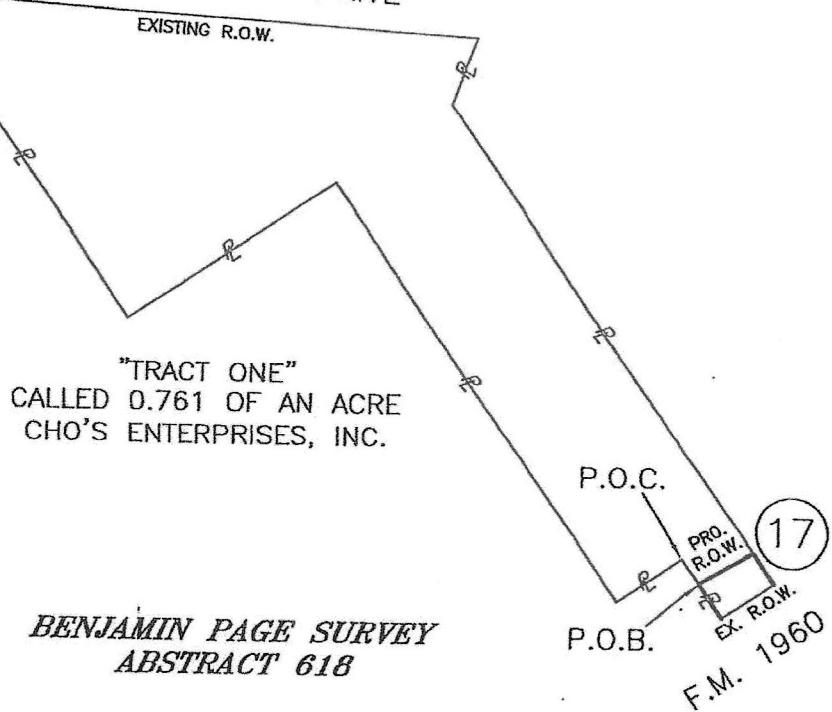
R. CLAY SWETMAN

REGISTERED PROFESSIONAL LAND SURVEYOR

8/19/2017



## CHAMPIONS PLAZA DRIVE



PARENT TRACT INSET  
FOR PARCEL NO. 17  
N.T.S.

EXISTING ACRES	TAKING ACRES (SQ.FT.)	REMAINDER ACRES
0.761 ACRES	0.0106 ACRES (463 SQ.FT.)	0.750 OF AN ACRE (LT.)

CDS MUERY ENGINEERS & SURVEYORS  
3411 MAGIC DRIVE, SAN ANTONIO,  
TEXAS 78229 (210) 581-1111  
TBPE NO. F-1733  
TBPLS NO. 100495-00

## PARCEL PLAT SHOWING PARCEL 17

F.M. 1960: S.H. 249-CUTTEN RD.  
HARRIS COUNTY, TEXAS  
RCSJ: 16B5-01-105

SEPTEMBER 19, 2017